



TO LET

£575 Per Calendar Month

11 St. Johns Park, Whitchurch, SY13 1UL

11 St Johns Park is a ground floor one bedroom apartment, offered to rent within this popular retirement complex for the ages of 55 and over. Being located within the town centre means that all the shops and amenities that Whitchurch has to offer are easily accessible.



- Retirement Property
- Secure Accommodation
- Communal Facilities
- Ground Floor
- Potential Parking
- Town Centre Location



1 Reception Room/s



1 Bedroom/s



1 Bath/ shower room/s

Description

A ground floor one bedroom apartment, offered to rent in this popular retirement complex for the ages of 55 and over. The complex has lifts to all floors, a communal lounge, guest accommodation and laundry facilities.

St Johns Park is ideally placed for a short walk into the town centre. The property has electric storage heating, double glazing and potential on site parking which can be allocated.

Entrance Hall

Through security entrance door, entry phone system, built-in airing/storage cupboard and wall light.

Lounge/Dining Room 17'11" x 10'6" (5.46m x 3.20m)

Double glazed window to the front, two electric storage heaters, wall lights, TV and telephone points. Archway to the:

Kitchen 7'2" x 5'6" (2.18m x 1.68m)

Stainless steel sink with mixer tap, inset into work surfaces, with a range of base and wall cupboards, tiled splash backs, space for an electric cooker and fridge.

Bedroom 14'6" x 9'0" (4.42m x 2.74m)

Double glazed window to the rear, built-in wardrobes with mirrored folding doors, electric storage heater and wall lights.

Bathroom

With panel bath including overhead electric shower, wash hand basin with vanity unit and low level WC.

Exterior

There are communal gardens for the use of the residents and two car parks which provide ample potential parking. A permit for allocated parking is available at a yearly cost from the complex manager.

Directions

St Johns Park is situated off Green End in the centre of Whitchurch. The complex can be accessed by car from St Johns Road.

Council Tax

The property is a Band 'A' on the local register. For further Council Tax details, contact Shropshire Council on 0345 6789002.

Services

Mains electricity, water and drainage are connected to the property. Heating is by electric storage heaters. The property has UPVC double glazed windows throughout. Service charges are included within the monthly rent.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW. Telephone 01948 663230

Rental Information

Rent £575 pcm

Deposit equivalent to 5 weeks rent

Water rates and service charges included in the monthly rent

First months rent and deposit payable in advance

Unfurnished

Sorry no pets

Age restricted to over 55's

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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