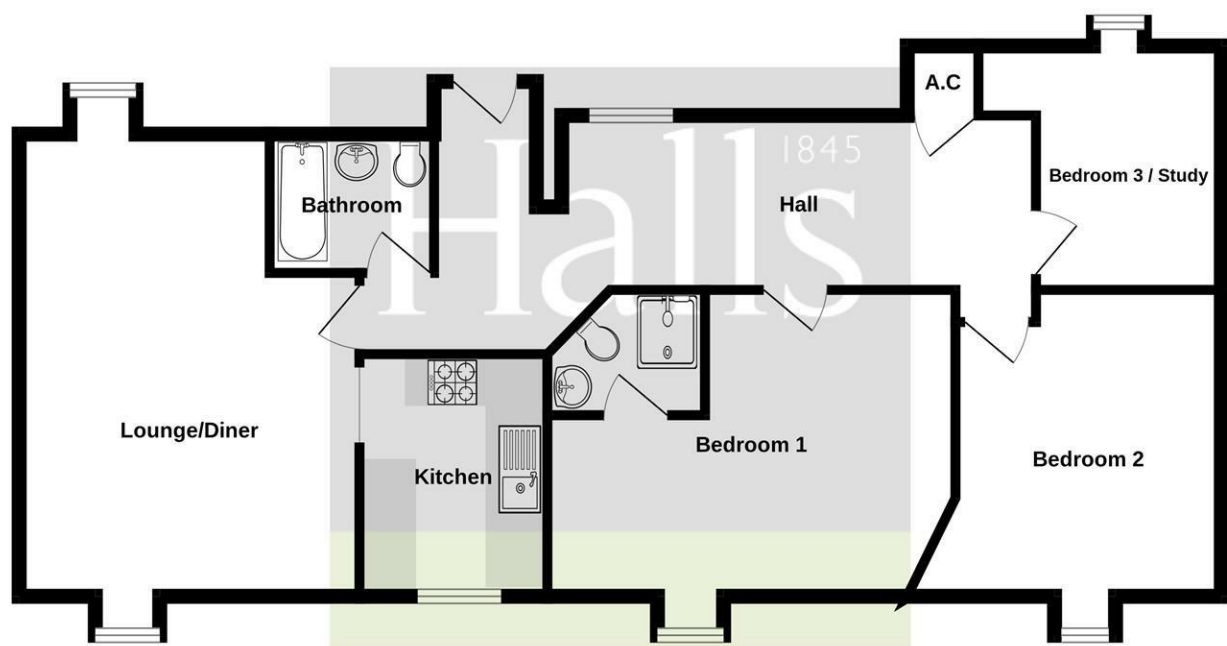


FOR SALE

26 Heatley Court, Deermoss Lane, Whitchurch, Shropshire, SY13 1AE

Halls 1845

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024.



FOR SALE

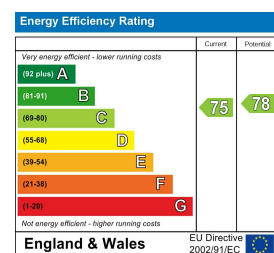
Offers In The Region Of £119,950

26 Heatley Court, Deermoss Lane, Whitchurch, Shropshire, SY13 1AE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

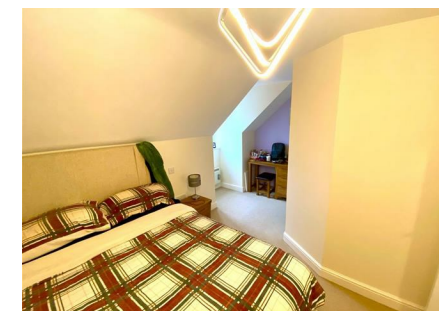


This 2nd floor spacious 3 bedroom apartment is presented to a great standard and briefly comprises entrance hall, open plan lounge / diner, kitchen with integrated appliances, 3 bedrooms, 2 bathrooms and parking space. There are new Upvc DG windows and electric heating. It is located close to the centre of Whitchurch.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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Whitchurch Town Centre 200 metres, Railway Station 0.5 mile, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- 2nd Floor Spacious Apartment
- Town Centre Location
- Hall, Lounge/Diner, Kitchen
- 3 Bedrooms, 2 Bathrooms
- Double Glazed Windows,
- Electric Heating, Parking Space

Location

The property is located within 200 metres of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

This wonderful spacious apartment is situated on the 2nd floor and comprises entrance hall, large open plan lounge / dining room, kitchen with integrated appliances, master bedroom with en suite shower room, 2 further bedrooms and a bathroom. The owners have recently replaced the original windows for modern Upsc double glazed windows.

Accommodation Comprises

Entrance Hall

Communal entrance hall, night storage heater, double glazed window, door to apartment.

Lounge / Dining Room

18'2" x 13'6" (5.54m" x 4.11m")
2 x windows, night storage heaters

Kitchen

8'7" x 7'3" (2.62m" x 2.21m")
Range of base and wall units, worktops, stainless sink drainer unit, space and plumbing for a washing machine, space for cooker, integrated dishwasher, fridge and freezer, double glazed window

Bedroom One

16' max x 11'8" (4.88m max x 3.56m")
Double glazed windows, electric heater.

En Suite

Walk in shower enclosure, wash hand basin and WC, light well.

Bedroom Two

10'5" x 8'4" (3.18m" x 2.54m")
Double glazed window, electric heater

Bedroom Three / Study

9'5" x 7'3" (2.87m" x 2.21m")
Double glazed window, electric heater

Bathroom

White suite comprising bath with shower over, wash hand basin, WC, light well.

Outside

Secure gated entrance for pedestrians and cars, communal gardens and sitting area, single parking space

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1484 070524 (Draft Details)

Directions

What 3 Words:

Council Tax - Shropshire

The current Council Tax Band is 'A'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Tenure

We understand that the property is Leasehold although purchasers must make their own enquiries via their solicitor. There is a 125 year lease with 103 years unexpired. The current Annual Ground Rent / Service Charge is £2,189.16.

Services

We believe that mains water, electricity and drainage are available to the property. The heating is via electric heaters.