

**FOR SALE**

Offers in the region of £85,000

16 Weston Court Mews, Green End, Whitchurch, Shropshire, SY13 1UU

16 Weston Court Mews is a 1st Floor Apartment with NO UPWARD CHAIN. The property is only for residents over 55 years of age. It comprises entrance hall, spacious lounge / diner with pleasant outlook, kitchen, 2 bedrooms, modern shower room and electric heating. The apartment is located close to the centre of Whitchurch and parking is available. Please note the apartment is on the first floor with stairs for access and no lift on the premises.



Whitchurch town centre 400 metres, Shrewsbury 20 miles, Chester 21 miles, Wrexham 16 miles. All distances are approximate.



- 1st Floor Spacious Apartment
- No Upward Chain
- Hall, Large Lounge / Diner
- Kitchen, 2 Bedrooms,
- Shower Room, Electric Heating
- 400 metres to Town Centre
- Parking Space
- Communal Gardens

Location

The property is located within 400 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 is an ideal apartment for those over 55 years of age. The apartment is located on the 1st floor and comprises entrance hall, lounge / dining room, kitchen, 2 bedrooms with fitted wardrobes, shower room, double glazed windows and electric storage heating.

There is parking available and communal gardens.

Accommodation Comprises

There is a communal ground floor entrance door leading to a hall where there are stairs that lead to the 1st floor landing. There is door from this into the apartments own hall with night storage heater, store cupboard and loft hatch.

Lounge / Diner

15'8 x 13'8 (4.78m x 4.17m)

Feature corner dual aspect windows with great outlook towards Station Road. There is a night storage heater and lighting.

Kitchen

7'8 x 7'6 (2.34m x 2.29m)

Range of base and wall mounted units, drainer sink unit, work top surfaces, electric oven and hob. There is plumbing for a washing machine and space for a fridge. It also has double glazed windows and lighting.

Bedroom One

9'5 x 9'1 (2.87m x 2.77m)

Double glazed window and fitted wardrobes.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Bedroom Two

10' x 7'3 (3.05m x 2.21m)

Double glazed window, electric heater and built in wardrobe.

Shower Room

White suite comprising corner shower, vanity unit with wash hand basin, double glazed window, fan heater and electric towel radiator.

Outside

The property is accessed from Green End to a parking area where there are communal gardens and a parking space.

Viewing Arrangements

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

You can also find Halls properties at rightmove.co.uk & Onthemarket.com

WH1487 230525

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.

Services

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



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 90 years unexpired. We understand that the current service charge is £120 per month and the Ground Rent is £125 per year.

Anti-Money Laundering (AML)

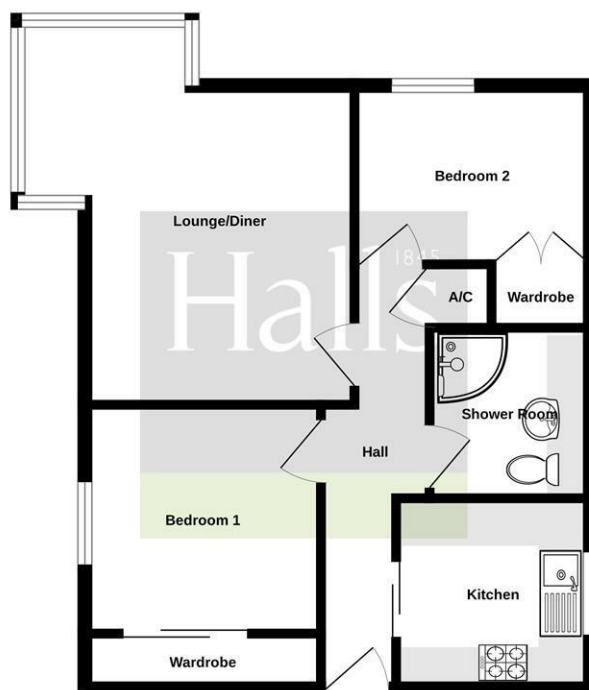
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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Ground Floor

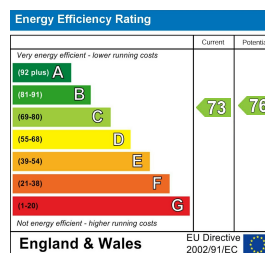


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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 Ratings



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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