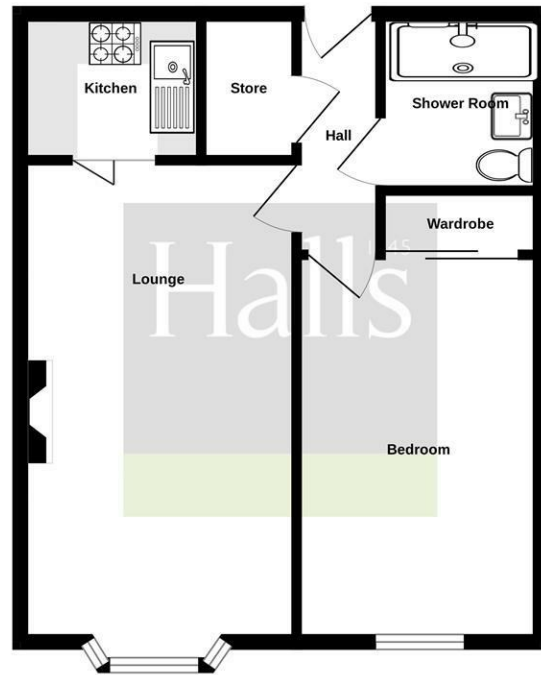


FOR SALE

65 St. Johns Park, Whitchurch, SY13 1UL



Ground Floor
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 456 sq ft (42.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 Metropax i2024



FOR SALE

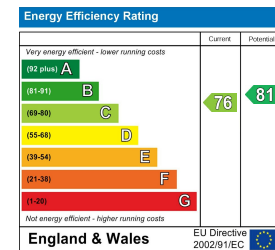
Offers in the region of £62,500

65 St. Johns Park, Whitchurch, SY13 1UL

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



65 St Johns Park is a one bedroom second floor apartment in the popular St Johns Park retirement complex for ages 55 and over. Accommodation comprises entrance hallway, living room, kitchen, bathroom with walk in shower, double bedroom with built in wardrobe. Offered to the market in good order throughout and with NO ONWARD CHAIN. The complex is walking distance to local shops, supermarkets, cafes, doctors and dental surgery. There is on site management, secure entrance, lift access, intercom system, well maintained gardens, communal lounge and outdoor seating areas. There is also a free laundry facility, guest suite and 24 hour emergency care line. There is a car park with ample free car parking for residents and guests.



01948 663 230

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Whitchurch Town Centre 400 metres, Shrewsbury 20 miles, Chester 20 miles & Natwich 12 miles.



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Popular Retirement Complex For Ages 55 Years And Over
- Town Centre Location
- Second Floor Apartment with Lift Access
- Communal Lounge, Communal Gardens and Patio Area
- Kitchen, Living Room, 1 Double Bedroom, Shower Room.
- On Site Laundrette Facilities
- Council Tax Band A
- Emergency Pull Cords in Every Room
- Electric Heating, Double Glazed Windows

Brief Description

65 St Johns Park is a one bedroom second floor apartment, offered to the market in good order throughout and with NO ONWARD CHAIN. Accommodation comprises entrance hallway, living room, kitchen, bathroom with walk in shower enclosure and double bedroom with built in wardrobe. The retirement complex offers on site management, secure entrance, lift access, intercom system, well maintained gardens, communal lounge and outdoor seating areas. There is also a free laundry facility, guest suite and 24 hour emergency care line. There is a car park with ample car parking for residents and guests.

Location

St Johns Park is a popular retirement complex for the ages of 55 and over and is conveniently located in Whitchurch town centre with easy access to local supermarkets, shops, cafes, doctors and dental surgeries.

Accommodation Comprises

Front entrance door leads into reception hallway.

Hallway

9' x 3'2" (2.74m x 0.97m)
Storage cupboard with shelving, fuse box and hot water cylinder. Doors to living room, bedroom and bathroom. Intercom system.

Kitchen

6'9" x 5'5" (2.06m x 1.65m)
With a range of modern fitted base and wall units, stainless steel drainer sink unit, laminate worktops. space for an undercounter fridge and freezer, space for an electric oven, extractor hood, microwave stand, tiled walls and laminate flooring, bifold doors open into the living room.

Living Room

10'4" x 18' (3.15m x 5.49m)
A spacious room with bay window over looking the communal grounds, electric storage heaters, flame effect wall mounted electric fire, wall lights, arial and phone point.

Bedroom

14'5" x 9'1" (4.39m x 2.77m)
With built in mirrored wardrobe, window to front, electric storage heater.

Bathroom

6'7" x 5'5" (2.01m x 1.65m)
Walk in double width shower enclosure with electric shower, pedestal wash hand basin, W.C, extractor fan, wall mounted heater, tiled walls and vinyl flooring.

Outside

There are well maintained communal gardens for the use of the residents and there are two car parks which provide ample parking for residents and guests.

Directions

The St Johns complex is situated at Green End in the centre of Whitchurch, and is within the Town centre.

What 3 Words - fixtures.reporters.change

Service Charge

SERVICE CHARGE: We are advised the service charge is currently £3,034.50 per annum.
GROUND RENT: £712.02 per annum.
ALLOCATED PARKING: £100 per annum.

We are advised that water rates, maintenance of buildings and window cleaning, building insurance, use of laundry are included in the Service Charge. This will be confirmed by solicitors during pre contract enquiries.

Council Tax

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

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
WH1536 240824

Tenure

We are advised that the property is Leasehold. Please verify this information with your legal representative prior to exchange of contracts.