



**TO LET**

£575 Per Calendar Month

10 St. Johns Park, Whitchurch, SY13 1UN

\*\*\*UNDER APPLICATION\*\*\* 10 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
- One Bedroom Flat on First Floor
- Potential Parking
- Town Centre Location
- EPC Band C



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, newly fitted carpet, built-in airing/storage cupboard and wall light.

#### Lounge/Dining Room

Double glazed window to the front, two electric storage heaters, three sets of wall lights, newly fitted carpet, TV and telephone points. Archway to the:

#### Kitchen

Stainless steel sink unit 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 and newly fitted vinyl flooring.

#### Bedroom

Double glazed window to the rear, built-in wardrobes with mirrored folding doors, electric storage heater, three sets of wall lights, newly fitted carpet and wall lights.

#### Shower Room

Comprising large walk-in shower with Triton electric shower, wash hand basin with vanity unit and low level WC. Wall mounted electric fan heater and light with shaver socket.

#### 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 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

First months rent and deposit payable in advance

Water rates and service charges included in the monthly rent

The property is to be let on an unfurnished basis

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) <b>A</b>			
(81-91) <b>B</b>		77	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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