



Offers Over £90,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Market Drayton

Mercian Court
Market Drayton Shropshire



If you are looking for a retirement apartment located within the town centre with all your daily requirements on the doorstep then the development of Mercian Court is going to tick all of your boxes.

The modern complex is located just off Cheshire Street with communal parking and well kept grounds. This particular apartment has been fully re-decorated and is located on the first floor having it's own private entrance with accommodation comprising entrance hall, large lounge, fitted kitchen, two bedrooms including a very large main bedroom and bathroom with shower over the bath. The apartments are for over 60's however may also appeal to landlords as this apartment can also be rented.

- Over 60's First Floor Apartment
- Town Centre Location
- Large Lounge & Master Bedroom
- Two Bedrooms, Kitchen & Bathroom
- Communal Parking
- No Chain

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk



Ground Floor Entrance

Accessed through a front entrance door with outside utility cupboard to the side. Stairs lead to the first floor and electric storage heater.

First Floor Landing

Having two useful store cupboards, electric storage heater, and doors off to all remaining rooms.

Lounge 11' 3" x 14' 4" (3.42m x 4.36m)

A large reception room with electric storage heater and double glazed window to the rear.

Kitchen 5' 6" x 9' 11" (1.68m x 3.01m)

Fitted with base and wall units, work surfaces to two sides and inset single drainer sink unit and mixer tap. Tiled splash backs, space for appliances and double glazed window to the rear.



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Bedroom 1 13' 8" x 10' 5" (4.16m x 3.17m)

A large bedroom with electric wall heater and double glazed window to the front.

Bedroom 2 6' 2" x 8' 3" (1.87m x 2.52m)

Electric wall heater and double glazed window to the front.

Bathroom 8' 2" x 7' 5" (2.5m x 2.25m)

Fitted with a panel bath with electric shower over, pedestal wash basin and low level WC. Tiling around the suite area, airing cupboard, electric wall heater and double glazed window to the front.

Outside

The development has communal gardens and communal parking.

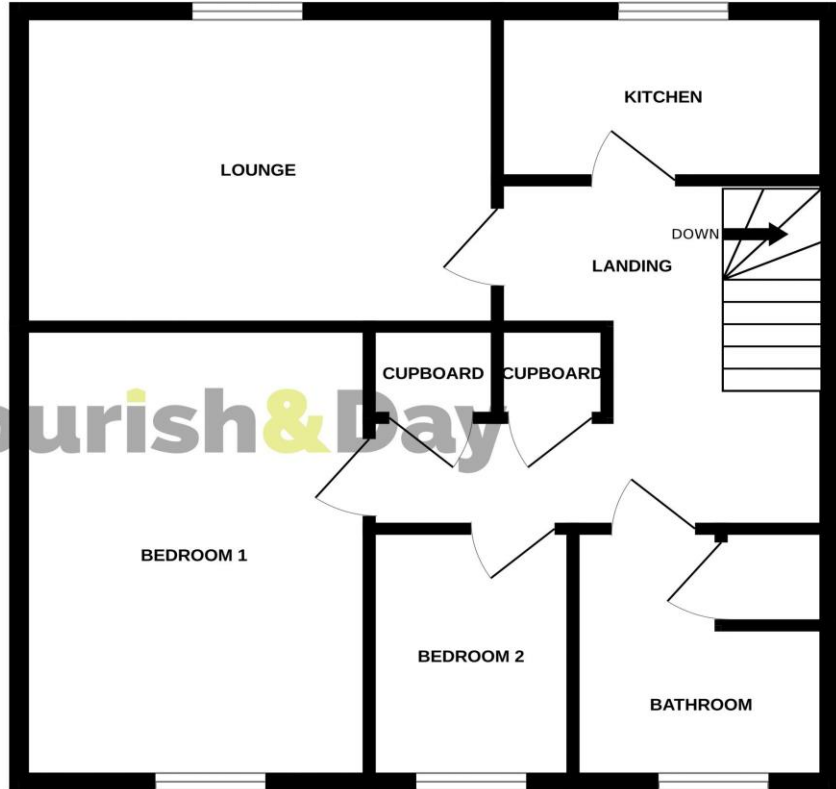
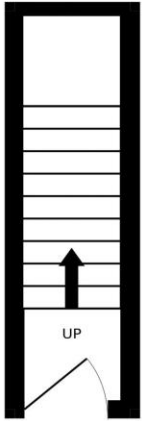
Buyers Note

We have been advised by the vendor that the lease has approximately 61 years remaining.



GROUND FLOOR

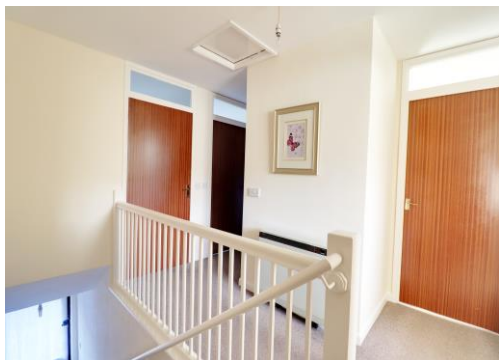
FIRST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficiency - Overall rating score			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-38)	D		
(2-14)	E		
(1-13)	F		
0	G		
EU energy efficiency - Digital readiness score			
		74	78
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

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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