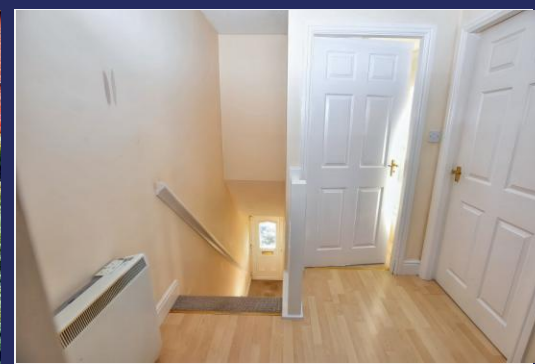




Helping *you* move



**6 The Brampton , Market Drayton, TF9 1EJ**  
FOR SALE VIA THE MODERN METHOD OF AUCTION - A light and spacious One Bedroom First Floor Apartment with an Open Plan Kitchen/Dining/Living room with French doors to a Juliet Balcony and allocated Parking. Offered with No Upward Chain.

**Guide Price**  
**£60,000**

# 6 The Brampton Market Drayton, TF9 1EJ

Helping *you* move

## Overview

- Light & Spacious One Bedroom, First Floor Apartment
- For Sale Via the Modern Method of Auction
- No Upward Chain
- Open Plan Kitchen/Dining/Living Space, Double Bedroom, Bathroom
- Allocated Parking, Communal Grounds
- Walking Distance of Town Centre and bus stops for the Town Circular Bus Route
- Council Tax Band - A
- Energy Rating - C



## Brief Description

FOR SALE VIA THE MODERN METHOD OF AUCTION - The private ground floor Entrance has space for your coats and shoes, and then stairs lead up to the Open Plan Kitchen/Living/Dining Room which has a range of units to the Kitchen area with an integrated single oven with hob and extractor fan over, and space for your washing machine and tall fridge freezer. To the Lounge area are French doors with a Juliet balcony overlooking the communal Gardens to the rear. Completing the accommodation is the Bathroom with a shower over the bath, wc and hand wash basin.

To the front of the property is the large Resident's Parking area and there's an allocated space by your front door plus visitor spaces, and to the rear is the mature communal garden with a long block-paved footpath running the full length of the building.

## Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



# Your **Local** Property Experts

## 01630 653641



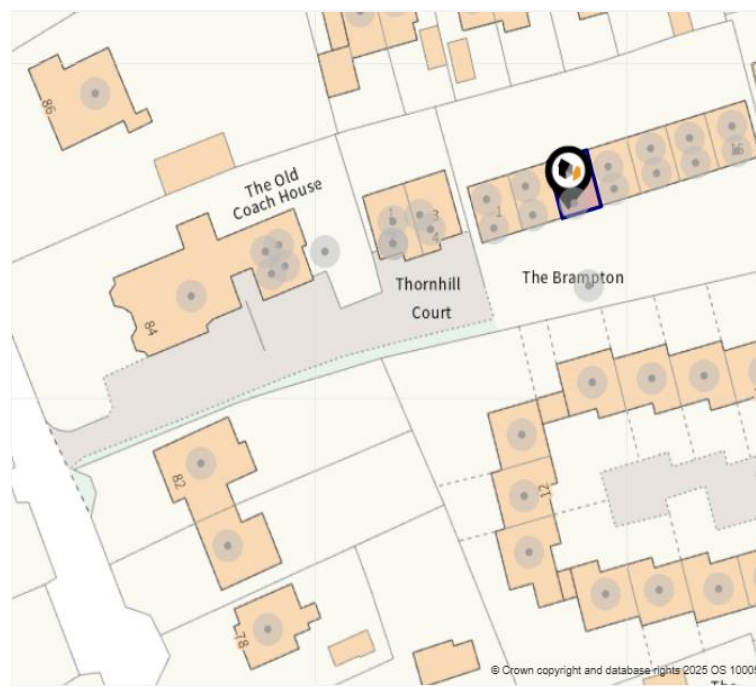
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains electric, water and drainage services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council

**TENURE:** We are advised that the property is Leasehold with annual fees of approximately £1,290. The Vendor's Solicitor will confirm this.

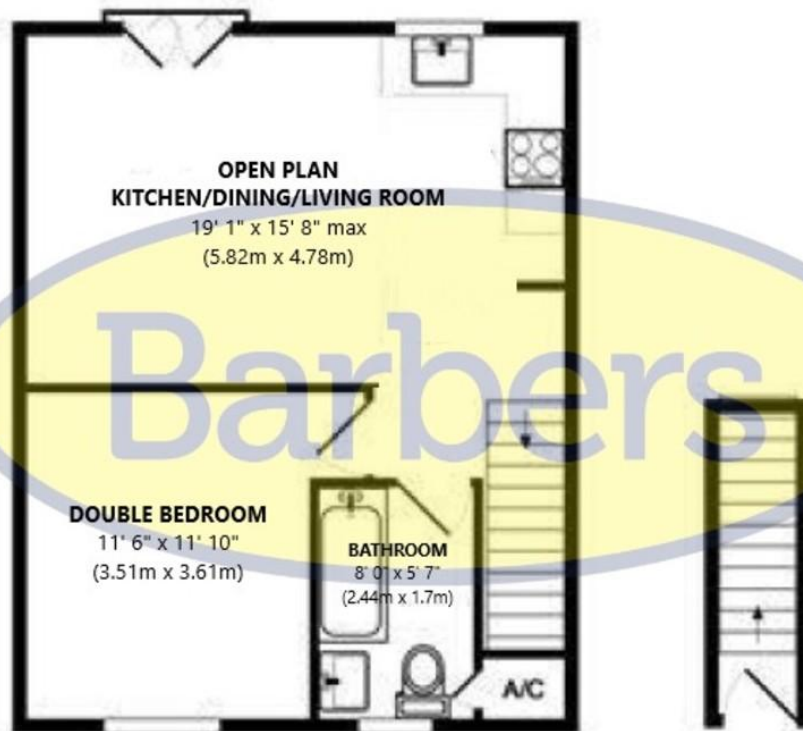


**DIRECTIONS:** From our office on Maer Lane turn right, then right on Smithfield Road and left by Thornhill Court that leads to The Brampton where the property is on your left and is identified by our For Sale sign. Visitor Parking is to the fence on your right.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Helping *you* move



**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout Only



## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.  
**Get in touch today! Tel: 01630 653641**

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.