



Helping *you* move



15 Brookes Court, Mill Street, SY13 1GA

Offering comfortable retirement living in a sought-after location, this modern one-bedroom first-floor apartment at Brookes Court is offered with no onward chain and benefits from a spacious lounge, modern kitchen, generous bedroom, shower room and excellent communal facilities, all within easy reach of the town centre.

Offers in the Region of
£100,000

15 Brookes Court, Mill Street, SY13 1GA

Overview

- Well-presented one bedroom first floor retirement apartment
- Conveniently located within easy reach of the town centre
- Modern kitchen with integrated appliances
- Spacious lounge/dining room
- Generous bedroom with built-in storage
- Modern shower room
- Residents' lounge, landscaped gardens and guest suite
- House Manager, lift access and 24-hour emergency call system
- Offered to the market with no onward chain
- EPC B, Council tax band B



Brief Description

Offered to the market with no onward chain, this modern one-bedroom first-floor apartment is located within Brookes Court, a highly regarded contemporary retirement development built by McCarthy Stone. The development is conveniently positioned within easy walking distance of the town centre and a range of local amenities. The well-presented accommodation comprises an entrance hall, a spacious lounge/dining room, a modern kitchen fitted with integrated appliances, a generously sized bedroom with built-in storage, and a shower room.

Brookes Court offers an excellent range of facilities designed for comfortable and independent retirement living. These include an on-site House Manager, lift access to all floors, a residents' lounge with kitchen facilities, a guest suite for visiting family and friends, beautifully landscaped communal gardens, a fully equipped laundry and refuse room, mobility scooter parking with a charging point, secure door entry systems, and a 24-hour emergency call system.

Location

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



TENURE

We are advised that the property is Leasehold and the Lease term being 125 years starting from 1st January 2012 with 111 years remaining. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC B. The full energy performance certificate (EPC) is available for this property upon request.

SERVICE CHARGE/GROUND RENT

We are advised that there is a Service Charge of currently £271.28 per month which covers the cost of all external maintenance, gardening/landscaping, external window cleaning, buildings insurance, water and sewerage costs, 24hr emergency system and house manager. The Ground Rent is currently £425 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

METHOD OF SALE

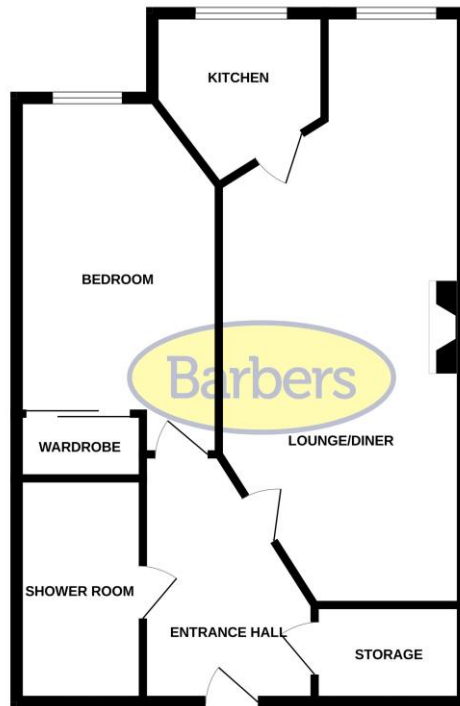
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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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 for 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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LOUNGE/DINER

23' x 10' 7" (7.01m x 3.23m)

SHOWER ROOM

13' 6" x 5' 5" (4.11m x 1.65m)

KITCHEN/BREAKFAST ROOM

7'5" x 6'9" (2.26m x 2.06m)

BEDROOM

17' 4" x 9' 2" (5.28m x 2.79m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@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.