



Helping *you* move



## 25 St. Johns Park, Whitchurch, SY13 1UL

Offers in the Region of  
**£69,950**

A well-presented over-55s retirement apartment on the upper ground floor, just a short walk from the town centre, offering a bright open-plan lounge/dining area with views over the beautifully maintained communal gardens, a separate modern kitchen, two double bedrooms, a contemporary shower room, two storage cupboards, and access to a lift to all floors, a communal lounge, secure entry system, guest suite, landscaped gardens, and the support of an on-site house manager.

# 25 St Johns Park, Whitchurch, SY13 1UN

## Overview

- Upper ground floor retirement apartment
- Two double bedrooms
- Available to over 55s
- Walking distance to town centre
- Lounge/diner with communal garden outlook
- Modern kitchen
- Plenty of storage
- Intercom system
- Lift to all floors, communal lounge & house manager
- Leasehold, EPC tbc, Council Tax Band A



**This well-located over-55s retirement apartment enjoys a convenient position on the upper ground floor, just a short walk from the town centre. Designed for comfortable and low-maintenance living, the property features a bright open-plan lounge and dining area, where large windows frame a peaceful view across the beautifully kept communal gardens. A separate modern kitchen sits just off the living space. There are two well-proportioned double bedrooms, one with built-in wardrobes, together with a contemporary shower room and two additional storage cupboards. Residents benefit from a range of thoughtful amenities, including a lift serving all floors, a sociable communal lounge, secure entry system, guest suite, and the reassurance of an on-site house manager. The landscaped gardens provide a lovely outdoor space to enjoy throughout the year.**

## 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 on a 120 year lease starting June 1993 with 88 years remaining. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion.

#### SERVICES

We are advised that mains electricity, water and drainage are available. Heating via electric storage heaters. 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.

#### SERVICE CHARGE/GROUND RENT

We are advised the service charge is currently £3581.84 per annum. Ground rent is currently £712.02 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.



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

St John's Park is found off St John's Street which can be approached from Brownlow Street by the Smithfield Shopping Centre and St John's Church. There is also a pedestrian gate on to Green End.

#### LOCAL AUTHORITY

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

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

#### METHOD OF SALE

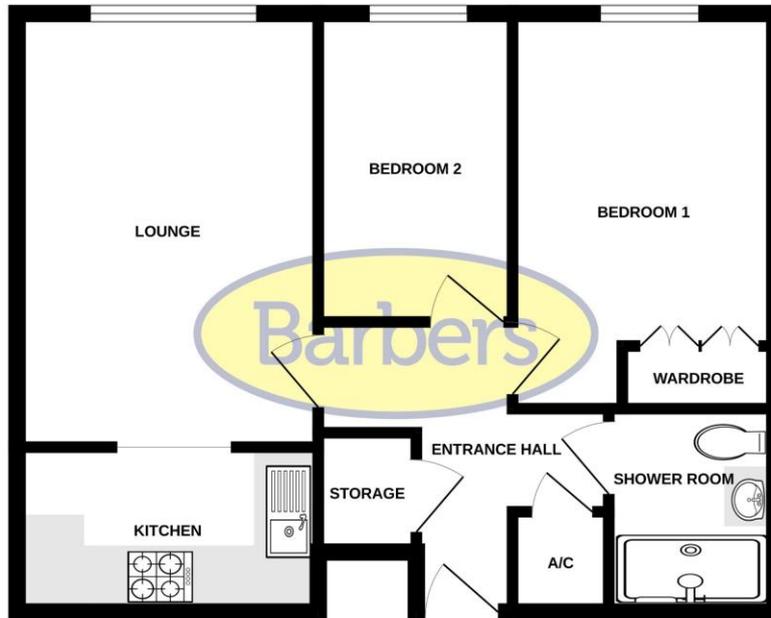
For Sale by Private Treaty.

#### 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) per buyer, 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, 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 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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**LOUNGE/DINER**

14' 9" x 10' 2" (4.5m x 3.1m)

**KITCHEN**

10' 2" x 5' 5" (3.1m x 1.65m)

**BEDROOM ONE**

11' 5" x 8' 6" (3.48m x 2.59m)

**BEDROOM TWO**

10' 5" x 6' 8" (3.18m x 2.03m)

**BATHROOM**

6' 7" x 5' 5" (2.01m x 1.65m)

**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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.