



Helping *you* move



## 28 St Johns Park, Whitchurch, SY13 1UN

\*\*\*PRICED TO SELL\*\* A lovely one bedroom upper ground floor apartment situated on a fantastic complex designed for occupants 55 years and over and conveniently located within easy walking distance of the town centre and local amenities.

Asking Price of  
**£50,000**

# 28 St Johns Park, Whitchurch, SY13 1UN

## Overview

- PRICED TO SELL
- Lovely One Bedroom Apartment
- Available to Over 55s
- Situated Upper Ground Floor
- Intercom System
- Lifts to All Floors
- Communal Areas including Laundry
- Lounge, Kitchen
- Bedroom, Bathroom
- Good Town Centre Location
- EPC C
- Council Tax Band A



**A lovely one bedroom upper ground floor apartment situated on a fantastic complex designed for occupants 55 years and over and conveniently located within easy walking distance of the town centre and local amenities. There are lifts to all floors, tastefully furnished communal areas including Laundry Room, Communal Lounge and an intercom entry system all serving to contribute towards a secure and relaxed environment. There is a Guest Suite on the complex where relatives are able to stay overnight should they wish and the complex also has a 'House Manager' on site.**

## LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



#### 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 £3243 per annum - £1,621.53 payable 1st March and 1st September. Ground rent is currently £712 per annum, £356 payable 1st March and 1st September. 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 C. 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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SPACE FOR FLOORPLAN

LOUNGE

17' 9" x 10' 2" (5.41m x 3.1m)

KITCHEN

6' 9" x 5' 5" (2.06m x 1.65m)

BEDROOM

14' 5" x 9' 3" (4.39m x 2.82m)

## 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

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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.