

16 Castle Court Wem SY4 5JS



2 Bedroom Maisonette - Lower
Asking Price £110,000

The features

- GOOD SIZED 2 BEDROOM GROUND FLOOR APARTMENT
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- NEWLY FITTED BATHROOM
- SHORT STROLL FROM THE AMENITIES OF THE TOWN
- EPC RATING C
- ENVIABLE CUL DE SAC LOCATION
- LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN AREA
- VIEWING RECOMMENDED.



***** 2 BEDROOM GROUND FLOOR APARTMENT *****

An excellent opportunity to purchase this well presented, newly decorated 2 bedroom Ground Floor Apartment which has the benefit of its own garden and is perfect for first time buyer or those looking for single storey living.

Occupying an enviable position on the edge of this courtyard development in the heart of the Town being a short stroll from local amenities including doctors, shops, supermarket and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance vestibule, Lounge/Dining Room, Kitchen/Breakfast Room, 2 generous Bedrooms and re-fitted Bathroom.

The property has the benefit of garden areas to the front and rear and is offered for sale with no upward chain.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position on the edge of this courtyard development in the heart of the Town being a short stroll from local amenities including doctors, shops, supermarket and Railway Station with links to Shrewsbury, Crewe and London.

ENTRANCE

Door opens to Entrance Vestibule with door opening to

LOUNGE/DINING ROOM

A generous sized room with window to the front, media point, electric radiator (wet radiator).

KITCHEN/BREAKFAST ROOM

fitted with single drainer sink set into base cupboard, further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances including cooker, washing machine and fridge/freezer. Tiled surrounds and eye level wall units, breakfast bar area, window to the front, electric radiator (wet radiator).

INNER HALL

with door off leading to

BEDROOM 1

A good sized double room with window to the rear overlooking the garden area, electric radiator (wet radiator).

BEDROOM 2

Another generous room with window to the rear, electric radiator (wet radiator).

BATHROOM

with suite which has been newly fitted including panelled bath with shower unit over, wash hand basin set into vanity with storage beneath and WC. Window to the rear.

OUTSIDE

The property is approached over pathway with garden area to the laid to lawn with flower and shrub beds. To the rear is an additional personal paved garden area which is enclosed by brick walling.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 999 year lease, with 988 years remaining. We believe there is no ground rent and the annual maintenance and insurance charge total is £575. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

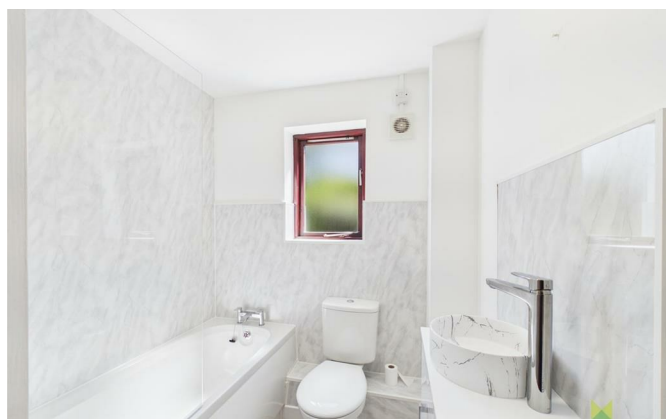
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Get in touch

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Click. www.monks.co.uk

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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