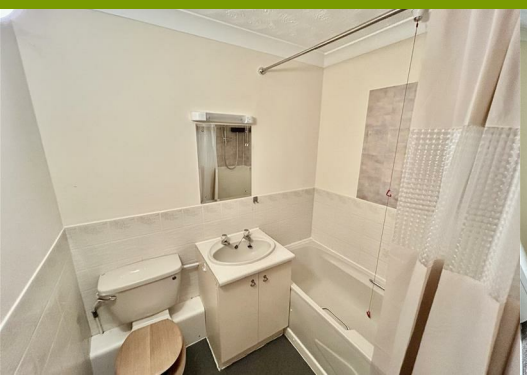
# 38 ST JOHNS PARK

| WHITCHURCH | SHROPSHIRE | SY13 1UN



A second floor two bedroom apartment offered to rent within this popular retirement complex for the ages of 55 and over. The St Johns Park development offers a safe and secure environment and is ideally located in the centre of Whitchurch within easy walking distance of all the shops and amenities.

**£625 Per Month**

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- Two Bedrooms
- Retirement Property
- Secure Accommodation
- Communal Facilities
- Parking
- Town Centre Location

## DESCRIPTION

A second floor two bedroom apartment, offered to rent in this popular retirement complex for the ages of 55 and over. This popular complex has lifts and stairs to all floors, a communal lounge area, laundry facilities and guest accommodation for family and visitors. The property has electric heating, double glazing and potential on site parking, which can be allocated.

St Johns Park is ideally placed for a short walk into town centre to enjoy all the wonderful facilities that Whitchurch has to offer. Local supermarkets are close by, as are the local high street butchers, bakers, high street banks and retail stores.

## ENTRANCE HALL

Through security entrance door, entry phone system, airing cupboard with hot water cylinder and storage, A second large cupboard for storage, wall lights, smoke alarm and emergency pull cord.

## LOUNGE/DINING ROOM

15'05" x 10'03" (4.70m x 3.12m)
A light and spacious room featuring a large double glazed window to the front, storage radiator, wall lights, TV and telephone point, archway to the:

## KITCHEN

10'03" x 5'05" (3.12m x 1.65m)
Stainless steel sink and mixer tap inset into a laminate work surface, a range of light wood effect fitted cupboards, space for an electric cooker, space for a fridge freezer, ceiling light.

## BEDROOM ONE

14'02" max x 8'04" (4.32m max x 2.54m)
Double glazed window to the front. Built in wardrobes with mirrored effect folding doors, storage radiator, wall lights and emergency pull cord.

## BEDROOM TWO

11'01" x 6'05" (3.38 x 1.96)
Double glazed window to the front, wall lights, electric storage heater and emergency pull cord.

## BATHROOM

6'09" x 5'06" (2.06 x 1.68)
The bathroom suite consists of a low level WC, wash basin with vanity unit below, panelled bath with shower above, partly tiled walls, wall light, extractor fan and emergency pull cord.

## OUTSIDE

There are communal gardens for the use of the residents and two car parks, which provide ample parking for residents and visitors. A permit for allocated parking is available at a yearly cost from the complex manager.

## DIRECTIONS

The St Johns complex is situated at Green End in the centre of Whitchurch and is within the Town Centre.

## SERVICES

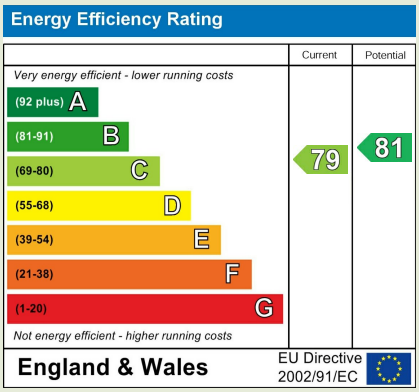
Mains electricity, water and drainage are connected to the property. Heating is by electric radiators. The property has wooden double glazed windows throughout. Service charges are included in the rent and this includes use of the laundry room and common areas.

## VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

## RENTAL INFORMATION

Rent £525 pcm, Deposit £721
Service charges included, first months rent and deposit payable in advance.
Sorry no pets.
The Property is to be let on an unfurnished basis.
The property will be offered on an Assured Periodic Tenancy Contract.




**Property to let?** We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

**Do you require lettings or property management advice?** We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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