



## APARTMENT 5


TERRICK HALL | WHITCHURCH | SHROPSHIRE | SY13 4JZ



This wonderful first floor apartment is located within Terrick Hall. The property briefly comprises entrance hall with laundry room and a separate store room. It has a large open plan lounge/diner/kitchen with a South facing bay window overlooking the gardens. There are two double bedrooms both with en-suite shower rooms. The property has parking for two cars and there is also visitor parking available.

**Offers in the region of £197,500**



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- Spacious First Floor Apartment
- Viewing Highly Recommended
- Attractive Communal Gardens
- Allocated Parking for Two Cars
- South Facing Outlook
- Close to Hill Valley Golf Club

### LOCATION

Terrick Hall is located within 1 mile of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town. Close by is the Hill Valley Hotel, Golf Club & Spa with two championship golf courses hotel and spa. There is also walking around the edge of the courses.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Apartment 5, Terrick Hall for sale by private treaty.

This wonderful first floor apartment is presented to a good standard and briefly comprises large entrance hall with cloaks cupboard. Adjacent to that is a laundry cupboard with plumbing for washing machine, space for a tumble dryer and doors to the electric boiler cupboard. There is a wonderful open plan lounge/diner/kitchen with a large South facing bay window overlooking the gardens and surrounding countryside. The well fitted kitchen comprises a range of base and wall mounted units, integrated dishwasher, fridge freezer, wine cooler, electric oven ceramic hob and work tops. The apartment has two double bedrooms both with en-suite shower rooms and with fitted wardrobes.

The property has electric heating, double glazed windows and there is access from the ground floor to a communal cellar shared with the other apartments.

### OUTSIDE & GARDENS

The property is accessed off Terrick Road to a shared driveway for the complex. There are two allocated parking spaces to the front of the apartment and there are also additional visitor parking. The communal gardens are to the rear of the property and are laid to lawn enclosed by mature trees and hedges.

### DIRECTIONS

From the centre of Whitchurch head north onto Bargates, then at the roundabout turn right onto London Road, follow this road for approximately a 1/5 of a mile then turn left onto Claypit Street, continue onto Alport Road then turn left onto Terrick Road, follow this road for approximately a 1/4 of a mile and the property will be found on the right hand side.

### WHAT 3 WORDS

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### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH16 230625

### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'C' on the Shropshire Council Register.

### LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### SERVICES

We believe that mains water, electricity and drainage are available to the property. The heating is via an electric boiler to radiators.

### TENURE

We understand that the property is Leasehold although purchasers must make their own enquiries via their



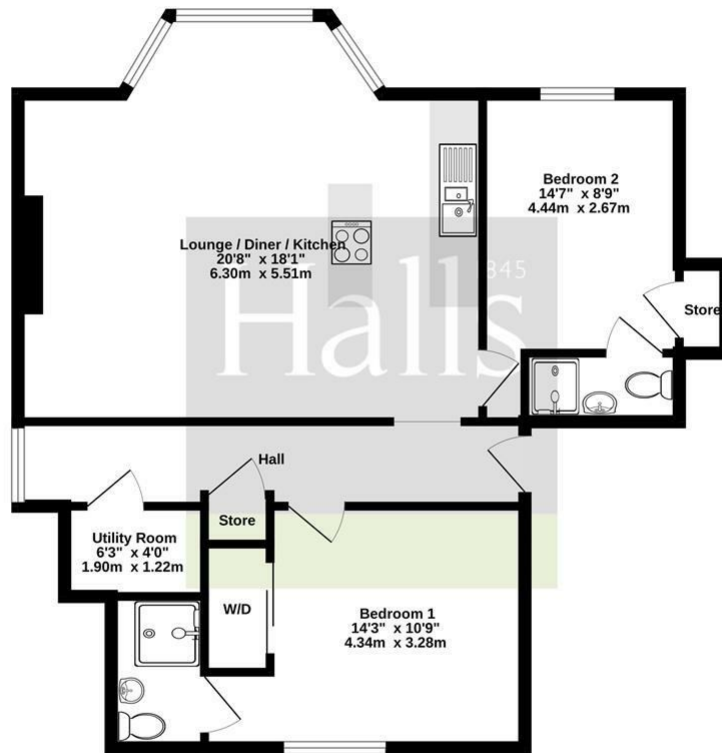
solicitor.

Term of Lease: 125 years with 115 Years remaining.

Management Fee: £200.00 pcm

All seven residents within the building own an equal share of the freehold.

Ground Floor  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.

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

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



## WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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➡ www.hallsgb.com  



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.