

# Barbers

Helping *you* move



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

Offers in the Region of

**£67,000**

A one bedroom upper ground floor retirement apartment in St. Johns Park, close to the town centre and offered with no upward chain. Features a spacious lounge/diner, kitchen, bedroom with built in wardrobe, shower room, communal lounge, on-site parking, guest suite, and house manager on site.

# 12 St Johns Park, Whitchurch, SY13 1UN

## Overview

- Upper ground floor one bedroom retirement apartment
- Popular 55+ community
- No upward chain
- Spacious Lounge/Dining
- Kitchen
- Bedroom with built-in wardrobe
- Modern shower room
- Lifts, communal lounge, and laundry room
- On-site parking, guest suite, and house manager
- EPC D, Council Tax Band A



A one-bedroom upper ground floor retirement apartment in the popular St. Johns Park complex, designed for residents aged 55 and over. Conveniently located for the town centre, this property is offered with no upward chain. The accommodation comprises an Entrance Hall, a bright and airy Lounge/Diner, a practical Kitchen, a Bedroom with a built-in wardrobe, and a modern Shower Room. Recent improvements include new windows fitted approximately two years ago, and the electric heating was upgraded within the last five years. St. Johns Park offers a range of excellent amenities, including lifts to all floors, a laundry room, a communal lounge, an intercom entry system, on-site parking, and a guest suite where friends or relatives can stay overnight. A house manager is also on site, providing peace of mind and a supportive community atmosphere. This apartment offers a comfortable, low-maintenance lifestyle in a friendly retirement setting, ideal for those looking to enjoy the convenience of town centre living.

## 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

**MANAGEMENT COMPANY/SERVICE CHARGE**

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.

**SERVICES**

We are advised that mains electricity, water and drainage are available. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



**LOCAL AUTHORITY**

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

**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.

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

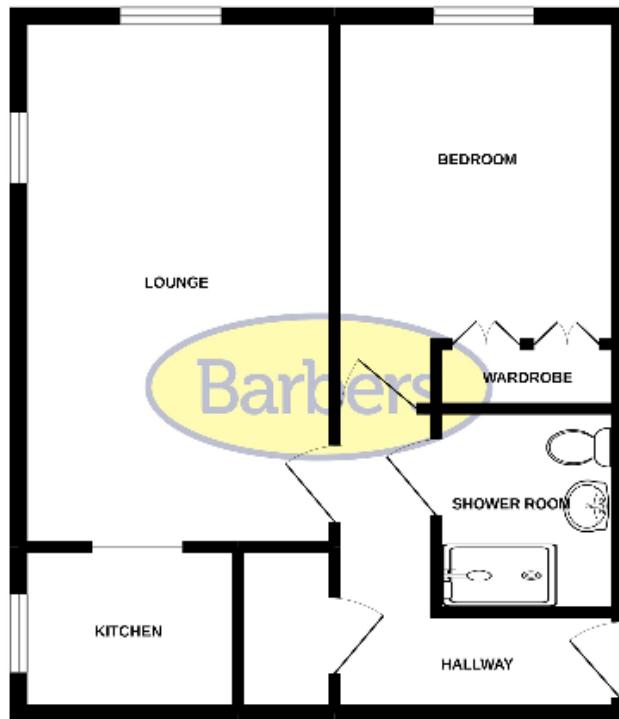
**METHOD OF SALE**

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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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for any inaccuracies contained in them. Prospective buyers should not rely on any statement made in these particulars and should satisfy themselves by inspection or otherwise as to the correctness of the information given. Prospective buyers should also make their own arrangements to inspect the property.

**LOUNGE/DINING**  
17' 5" x 10' 5" (5.31m x 3.18m)

**KITCHEN**  
7' 1" x 5' 5" (2.16m x 1.65m)

**BEDROOM**  
13' 0" x 9' 0" (3.96m x 2.74m)

**SHOWER ROOM**  
6' 8" x 5' 6" (2.03m x 1.68m)

## 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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Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

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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.