Barbers

Helping *you* move

17 St. Johns Park, Whitchurch, SY13 1UL

Offers in the Region of

£52,000

A well-presented one-bedroom apartment for over 55s, ideally located within walking distance of Whitchurch town centre, featuring lift access, an on-site house manager, guest accommodation, a large accessible shower room, built-in wardrobes, and a spacious open-plan kitchen/lounge/dining area.

www.barbers-online.co.uk

Tel: 01948 667272

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Overview

- One Bedroom Apartment
- Located On The Upper Ground Floor
- Lift To All Floors
- Open Plan Kitchen/Lounge/Dining Area
- Intercom System
- Accessible Shower Room
- Walking Distance Into The Town Centre
- On Site House Manager
- EPC C

Located just a short walk from the charming Whitchurch town centre in Shropshire, this well-presented one-bedroom apartment is situated within a purpose-built development exclusively for those aged 55 and over. Offering comfort, convenience, and a strong sense of community, it's the perfect place to enjoy independent living with peace of mind. Positioned on the upper ground floor with lift access to all levels, the apartment is thoughtfully designed for ease of living. Upon entering, you'll find a modern shower room to the left, featuring a large, easily accessible walk-in shower. To the right is a handy storage cupboard, ideal for keeping things neatly tucked away. The spacious double bedroom benefits from built-in wardrobes, offering plenty of storage, while the open-plan lounge, kitchen, and dining area create a welcoming and versatile living space - perfect for relaxing or entertaining. Residents enjoy the support of an on-site House Manager and the added benefit of guest accommodation available for visiting family and friends. Whether you're downsizing or looking for a safe, social environment with the amenities of Whitchurch just moments away, this lovely apartment could be your perfect next move.

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 24th June 1993 with 88 years remaining. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion

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

SERVICE CHARGE/GROUND RENT
We are advised the service charge is currently £3411.20 per annum. Ground rent is currently £712.02 per annum. This will be confirmed by solicitors during pre contract enquiries.

SERVICES
We are advised that mains electricity, water and drainage are available. Electric Heating. 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/

VIEWING
By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: 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 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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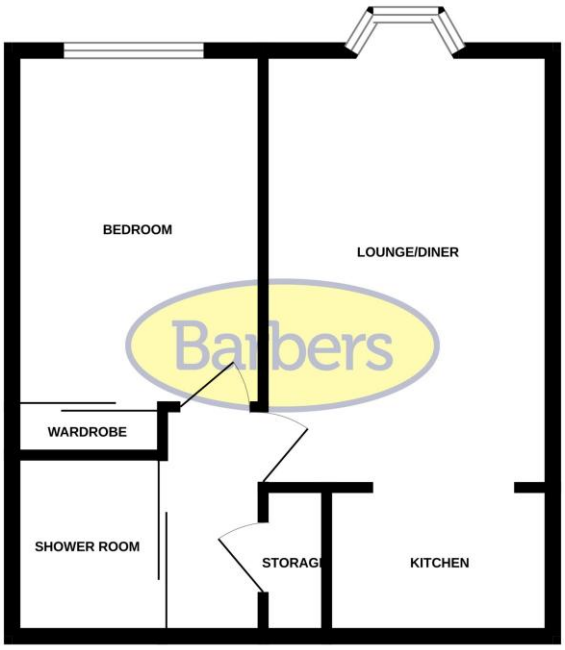
GROUND FLOOR



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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LOUNGE
18' 1" x 10' 5" (5.51m x 3.18m)

KITCHEN
7' 2" x 5' 4" (2.18m x 1.63m)

SHOWER ROOM
6' 6" x 5' 5" (1.98m x 1.65m)

BEDROOM
14' 6" x 9' (4.42m x 2.74m)

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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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 but, please contact us before viewing the property.