



Helping *you* move



53 St. Johns Park, Whitchurch, SY13 1UL

A spacious two bedroom apartment situated on a fantastic complex designed for occupants 55 years and over. Set in a good position on the upper floor and conveniently located within easy walking distance of the town centre and local amenities.

Offers In Region Of
£63,000

Overview

- Spacious Two Bedroom Apartment
- Available to Over 55s
- Convenient for Town Centre
- Good Position on the Upper Floor
- Lounge and Kitchen
- Master En Suite and Bathroom
- Intercom System
- Lifts to All Floors
- EPC D



“A lovely two bedroom upper floor apartment situated on a fantastic complex designed for occupants 55 years and over and conveniently located within easy walking distance of the town centre and local amenities. It is a one of the larger apartments on development and comprises Entrance Hall, Lounge, Kitchen, Two Bedrooms, one with En Suite Shower Room and there is also a separate Bathroom. There are lifts to all floors, tastefully furnished communal areas including Laundry Room, Communal Lounge and an intercom entry system all serving to contribute towards a secure and relaxed environment. There is a Guest Suite on the complex where relatives are able to stay overnight should they wish and the complex also has a 'House Manager' on site”.

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, three 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 June 1993. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion.

SERVICE CHARGE/GROUND RENT

We are advised the service charge is currently £3,386.82 per annum - £1,693.41 payable 1st March and 1st September. Ground rent £454 per annum - £227 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.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

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.

AML REGULATIONS

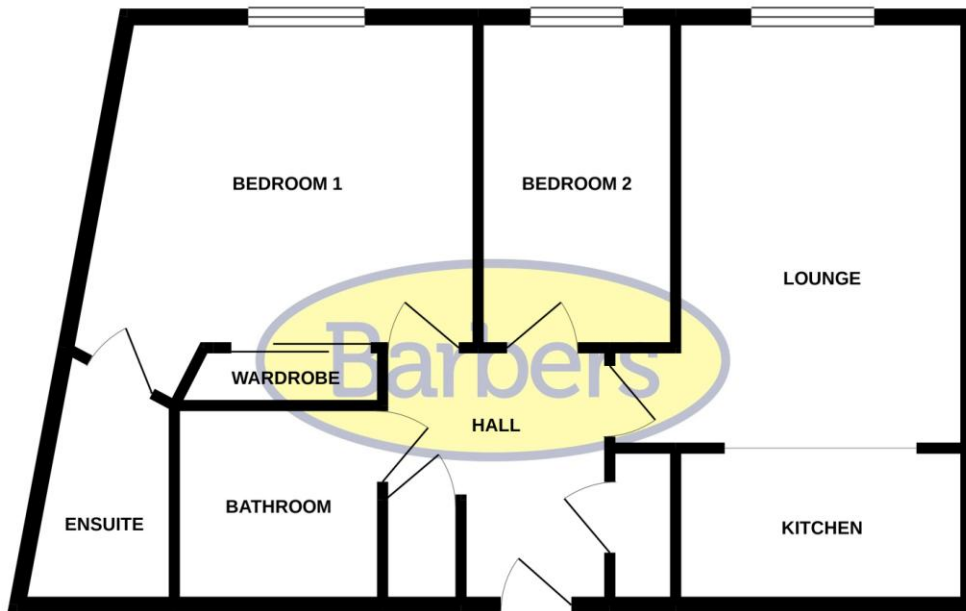
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH27913 18112025012003032021





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.
Made with Metropix ©2020

LOUNGE

15' 3" x 10' 4" (4.65m x 3.15m)

KITCHEN

10' 4" x 5' 6" (3.15m x 1.68m)

BEDROOM ONE

14' 10" x 14' 1" (4.52m x 4.29m) max

EN SUITE

8' 6" x 7' 4" (2.59m x 2.24m) max

BEDROOM TWO

11' 9" x 7' 4" (3.58m x 2.24m)

BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m)

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!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



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.