



Helping *you* move

IMAGE OF ST JOHNS PARK



59 St Johns Park, Whitchurch, Shropshire, SY13 1UN

Offered for sale with NO UPWARD CHAIN, a well maintained two bedroom first floor apartment situated within walking distance of the town centre on St Johns Park, a complex designed for occupants 55 years and over.

Offers In Region Of
£60,000

Overview

- First Floor Apartment
- Two Bedrooms
- Available for Over 55 Age Group
- Town Centre Location
- Lounge, Kitchen
- Bathroom
- No Upward Chain
- EPC C



“Offered for sale with no upward chain, a well maintained two bedroom first floor apartment comprising Lounge, Kitchen, Two Bedrooms and Bathroom, situated on St Johns Park, a complex designed for occupants 55 years and over. It has lifts to all floors, tastefully furnished communal areas including Laundry Room and Communal Lounge and 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 on a development for the over 55 age group standing in the centre of 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.



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TENURE

We are advised that the property is Leasehold on a 120 year lease which expires in June 2113, and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICE CHARGE

We are advised the service charge is currently £2851.52 per annum - £1425.76 payable 1st March and 1st September. Ground rent is currently £455.88 per annum - £227.94 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, Shire hall, 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

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

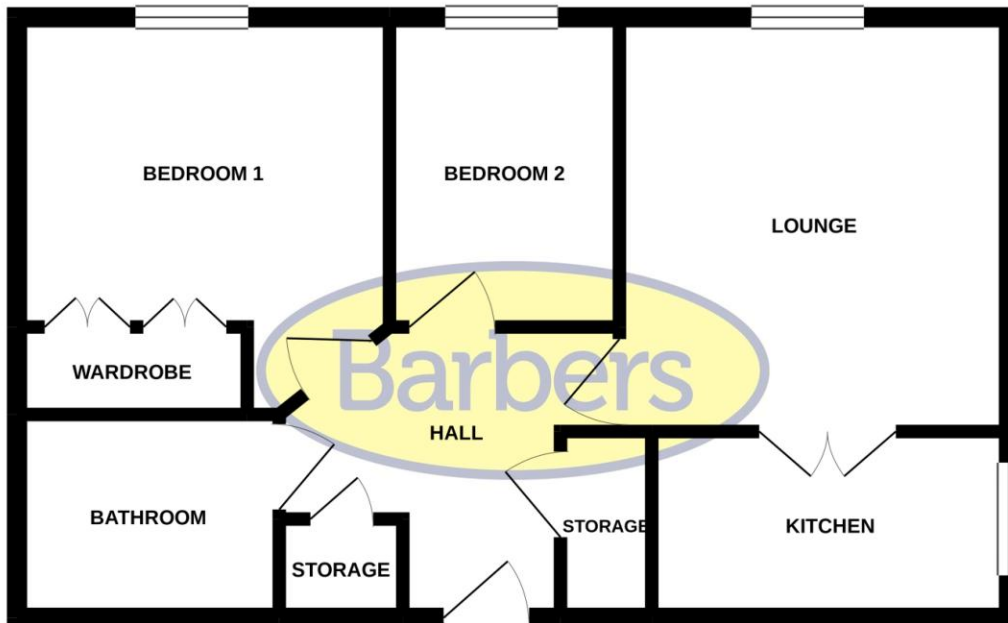
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service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

METHOD OF SALE

For Sale by Private Treaty.

WH28381 24032021

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

12' 0" x 11' 3" (3.66m x 3.43m)

BEDROOM TWO

9' 0" x 6' 3" (2.74m x 1.91m)

KITCHEN

10' 4" x 5' 5" (3.15m x 1.65m)

BATHROOM

6' 9" x 5' 7" (2.06m x 1.7m)

BEDROOM ONE

12' 0" x 8' 5" (3.66m x 2.57m)

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.