



Helping *you* move



Flat 15 Bredwood Arcade, Whitchurch, Shropshire, SY13 1AF

Asking Price Of
£75,000

Having being recently refurbished 15 Bredwood Arcade is a part of a re-development of 7 town centre apartments. It is ideal for first time buyers, buy-to-let investors or anybody needing a "lock up and leave bolthole". VIEWING HIGHLY RECOMMENDED.

Overview

- New Refurbished First Floor Apartment
- Contemporary Style
- Open Plan Lounge Kitchen Diner
- One Bedroom, Shower Room
- Well Lit Communal Areas
- Brand New 125 Year Lease
- No Upward Chain
- Electric Heating
- EPC TBA
- Town Centre Location



“Located in the centre of the thriving market town of Whitchurch, and part of a redevelopment of six one bedroom apartments, this first floor apartment is ideal for first time buyers, buy-to-let investors or anybody needing a “lock up and leave bolthole”. Accessed from a well lit communal entrance the accommodation comprises of Entrance Hall, open plan Kitchen, Diner and Living Room, One Bedroom and Shower Room. Benefitting from a brand new 125 year lease and reasonable service charges, we feel this new refurbished apartment is excellent value for money.”

LOCATION

The property is 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. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. 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 with a brand new 125 year lease and this will be confirmed by the Vendor's Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

GROUND RENT AND SERVICE CHARGES

We are advised the Ground Rent is currently £100 per annum and the service charge is currently £309.24 per annum. This will be confirmed by solicitors during pre contract enquiries.

SERVICES

We are advised that mains electricity, water and drainage are available. All new appliances. 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.

METHOD OF SALE

For Sale by Private Treaty.

LOCAL AUTHORITY

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

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

ENERGY PERFORMANCE

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

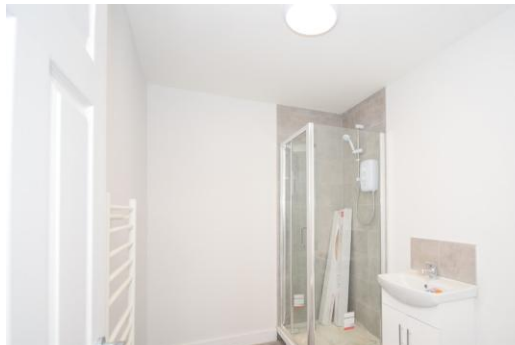
HOW TO FIND THIS PROPERTY

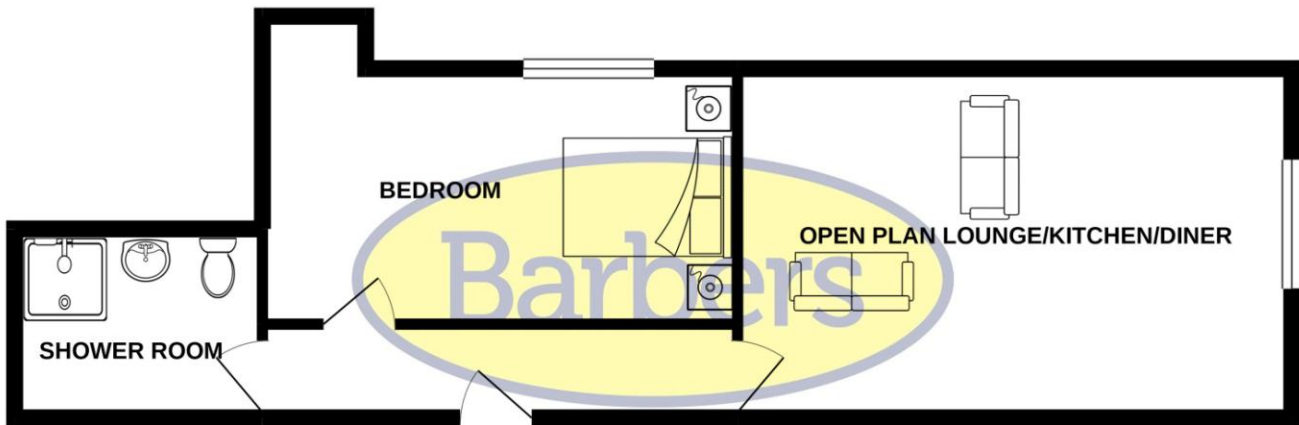
Bredwood Arcade can be accessed from Green End or White Lion Meadow Car Park.

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.

WH28694 23042021





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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OPEN PLAN LOUNGE/ KITCHEN/ DINER

19' 3" x 11' 5" (5.87m x 3.48m)

BEDROOM

13' 0" x 17' 9" (3.96m x 5.41m)

SHOWER ROOM

8' 7" x 6' 5" (2.62m x 1.96m)

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.