



Helping *you* move



1 Regal Court, Park Avenue, Whitchurch, SY13 1BW

A modern two bedroom ground floor apartment with allocated parking space and conveniently situated close to the town centre.
NO UPWARD CHAIN.

Offers In Region Of
£110,000

Overview

- Modern Ground Floor Apartment
- Two Bedrooms
- En Suite Shower Room and Bathroom
- Allocated Parking Space
- NO UPWARD CHAIN
- Lounge/Dining Room
- Kitchen
- Viewing Recommended
- EPC C



“This modern two bedroom apartment is conveniently located close to the town centre in the thriving market town of Whitchurch. The apartment has accommodation comprising Entrance Hall, Lounge, well equipped Kitchen Diner, Two Bedrooms, En Suite Shower Room and Bathroom. The property benefits from double glazing and electric heating and outside there is an allocated parking space. It is Ideal for first time buyers, investors or downsizers and is offered for sale with no upward chain.”

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 less than a mile away and 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.



Helping *you* move

TENURE

We are advised that the property is Leasehold on a 125 year lease with 109 years remaining. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion

SERVICE CHARGE/GROUND RENT

Service Charge currently £796 per annum

We are advised there is no ground rent payable

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.

ENERGY PERFORMANCE

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



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.

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

Travel from our office directly up the High Street, at the mini roundabout turn left, at the next mini roundabout left again into Castle Hill, continue to the bottom of Castle Hill and then take the 2nd exit. Regal court can be found after a short distance on the right hand side just past the turning for Park Avenue.

AML REGULATIONS

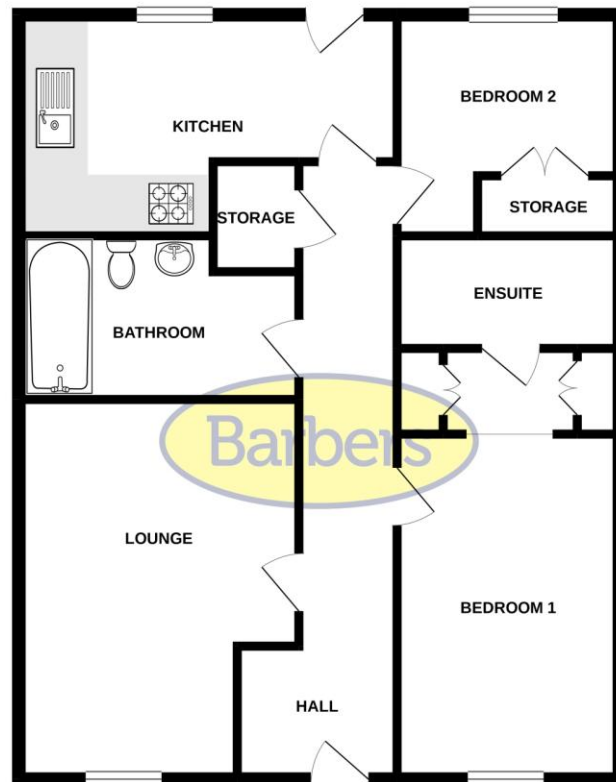
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service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

METHOD OF SALE

For Sale by Private Treaty.

WH28994 08062021230821

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2021

LOUNGE/DINING ROOM

12' 02" x 16' 01" (3.71m x 4.9m)

KITCHEN

15' 11" x 5' 01" (4.85m x 1.55m)

BEDROOM ONE

15' 10" x 9' 07" (4.83m x 2.92m)

BEDROOM TWO

9' 06" x 9' 08" (2.9m x 2.95m)

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.