



Helping *you* move



## 5 Earl Edwin Mews, Whitchurch, SY13 1DT

Ideal for buy to let investors or first time buyers, a modern two bedroom first floor apartment with allocated parking space and conveniently situated within easy walking distance of Whitchurch town centre.

Offers Over  
**£110,000**

## Overview

- Ideal for Buy to Let Investors or First Time Buyers
- Modern First Floor Apartment
- Two Bedrooms
- Close to Town Centre
- Open Plan Lounge/Kitchen/Diner
- Master En Suite and Family Bathroom
- Allocated Parking Space
- No Upward Chain



*“Located close to the centre of Whitchurch and its amenities, 5 Earl Edwin Mews is a modern first floor apartment having accommodation comprising Entrance Hall, generously sized open plan Living/Dining Room/Kitchen, Master Bedroom with Ensuite Shower Room, 2nd Bedroom and Family Bathroom. There is an allocated parking space at the rear of the development approached by electric entrance gates.”*

## 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. 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 on a 999 year lease. Lease length remaining 983 years. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

## 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, gas, water and drainage are available. Gas central 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.

## SERVICE CHARGE

The service charge currently is £1696.08 per annum, payable in monthly instalments of £141.34. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

## ENERGY PERFORMANCE

EPC B. 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](mailto:whitchurch@barbers-online.co.uk)

## HOW TO FIND THIS PROPERTY

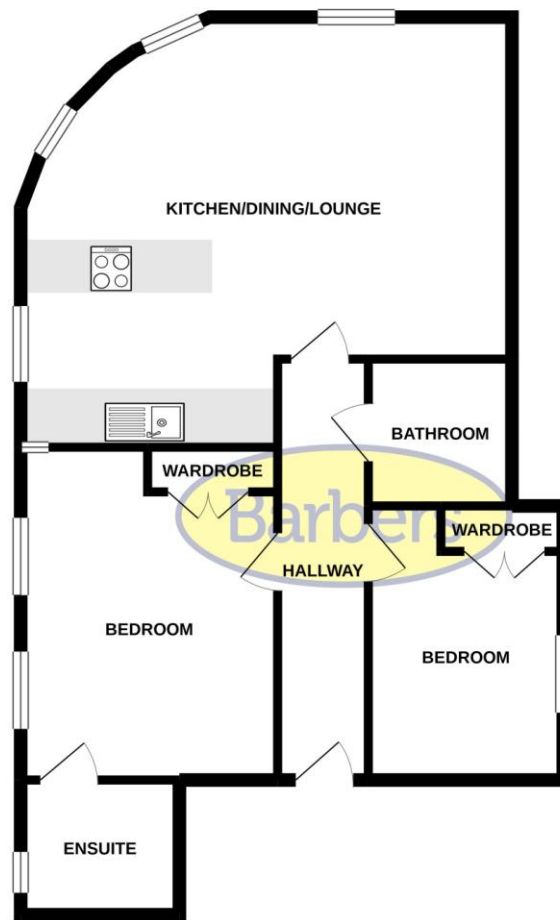
From our office, turn right into the High Street, at the bottom of the High Street follow the pedestrian area to the corner, turning left into Watergate Street, continue on past Bark Hill and the gated entrance can be found after a short distance on the left hand side. Alternatively, the property can be approached via Dodington, where the entrance can then be found on the right hand side.

## 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.  
WH29181 10082041021



**LOUNGE/DINER/KITCHEN**

21' 3" x 14' 2" (6.48m x 4.32m)

**BEDROOM TWO**

11' 6" x 7' 9" (3.51m x 2.36m)

**BEDROOM ONE**

13' 1" x 10' 5" (3.99m x 3.18m)

**BATHROOM**

7' 1" x 6' 4" (2.16m x 1.93m)

## 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](mailto: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.