



Helping *you* move



## 4 Post Office Court, St Johns Street

Two-bedroom first-floor apartment in Whitchurch town centre, perfect for investors and first-time buyers. Features a bright lounge, modern kitchen, two double bedrooms, bathroom, and allocated parking space.

Offers in the Region of  
**£92,000**

# 4 Post Office Court, St Johns Street, Whitchurch, SY13 1QT

## Overview

- Two Bedroom Apartment
- Open Plan Kitchen/Diner/Lounge
- Bathroom with electric shower over bath
- First Floor
- Convenient Location for Town
- Allocated Parking Space
- No Upward Chain
- Ideal for Investors or First Time Buyers
- Leasehold
- Council Tax Band A
- EPC to be advised



## 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, four 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.

## Brief Description

Perfect for buy-to-let investors and first-time buyers alike, this inviting first-floor apartment is situated in the bustling heart of Whitchurch, you'll enjoy easy access to local shops, cafes, and amenities, all just a short stroll away.

The apartment features two double Bedrooms, a modern Bathroom, a bright and airy Lounge that flows into a well-appointed Kitchen. The open-plan design enhances the sense of space and light, making it a perfect spot to relax or entertain.

Additional benefits include an allocated parking space, ensuring hassle-free parking in the town centre. With its ideal location and good size accommodation, this apartment is a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio.



#### TENURE

We are advised that the property is Leasehold and the Lease term being 125 years starting from 1<sup>st</sup> December 1993 with 94 years remaining. Vacant possession upon completion.

#### GROUND RENT/SERVICES CHARGE

We are advised the service charge is currently £353.43 per annum and this includes the ground rent. This will be confirmed by solicitors during pre contract enquiries.

#### SERVICES

We are advised that mains water, drainage, electricity and gas 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



#### LOCAL AUTHORITY

Council Tax Band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

Post Office Court is found on St John's Street which can be approached from St Mary's Street or alternatively from Brownlow Street by the Smithfield Shopping Centre and St John's Church.

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

#### METHOD OF SALE

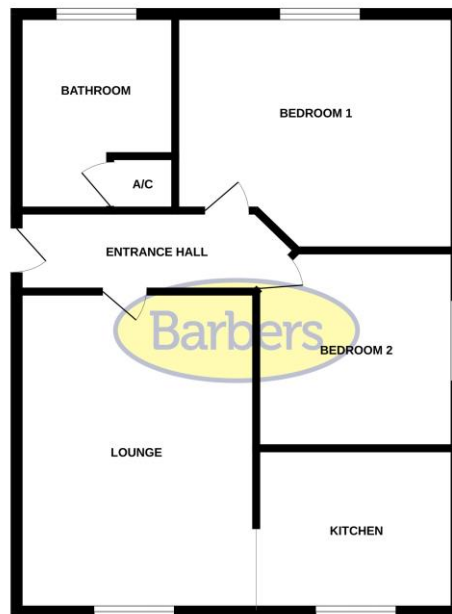
For Sale by Private Treaty.

#### 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.

WH36368190824

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.  
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**LOUNGE/DINING ROOM**  
15'9" x 10'6" (4.8m x 3.2m)

**BEDROOM ONE**  
12'4" x 9'7" (3.76m x 2.92m)

**KITCHEN AREA**  
8'1" x 7'9" (2.46m x 2.36m)

**BEDROOM TWO**  
8'5" x 8'1" (2.57m x 2.46m)

**BATHROOM**  
9'1" x 4'9" (2.77m x 1.45m)

## 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! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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.