



Helping *you* move



14 Brookes Court, Mill Street, Whitchurch, SY13 1GA

Offers in the Region of
£110,000

Offered for sale with no upward chain, a modern one bedroom first floor apartment situated on Brookes Court, a contemporary and very popular retirement development constructed by McCarthy Stone, within easy walking distance of the town centre and local amenities.

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Overview

- Modern First Floor Retirement Apartment
- One Bedroom
- Convenient for Town Centre
- Lounge/Diner
- Kitchen with integrated appliances
- House Manager on site
- Lifts to all floors
- Communal Gardens
- No Upward Chain
- EPC C
- Council Tax Band B



This modern one bedroom first floor apartment is offered for sale with no upward chain and is situated on Brookes Court which is a contemporary retirement development constructed by McCarthy Stone and within easy walking distance of the town centre and local amenities. The accommodation comprises Entrance Hall, Lounge/Dining Room, Kitchen with integrated appliances, Bedroom and Shower Room. Brookes Court has the benefit of a house manager on site, lifts to all floors, residents lounge and kitchen, guest suite for family and friends, communal landscaped gardens, fully equipped laundry/refuse room, mobility scooter parking and charging point, security door entry systems and 24 hour emergency call system.

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.



TENURE

We are advised that the property is Leasehold and the Lease term being 125 years starting from 1st January 2012 with 112 years remaining. Vacant possession upon completion.

SERVICE CHARGES

We are advised that there is a Service Charge of currently £275.42 per month which covers the cost of all external maintenance, gardening/landscaping, external window cleaning, buildings insurance, water and sewerage costs, 24hr emergency system and house manager. Ground Rent currently £425 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

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

DIRECTIONS

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. Brookes Court can be found after a short distance on the right hand side.

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

METHOD OF SALE

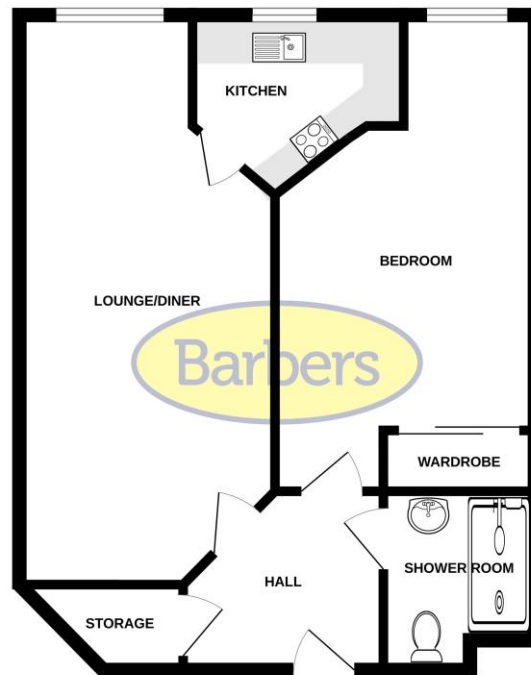
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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.
Made with Metropix i2525

LOUNGE

23' 5" x 10' 6" (7.14m x 3.2m) max

KITCHEN

8' 6" x 7' 8" (2.59m x 2.34m) max

BEDROOM

17' 8" x 9' 2" (5.38m x 2.79m) max

SHOWER ROOM

6' 8" x 5' 5" (2.03m x 1.65m)

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

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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.