



Helping *you* move



## 19 Weston Court Mews, Green End, Whitchurch, SY13 1UU

Offers in the Region of  
**£90,000**

Offered for sale with NO UPWARD CHAIN. A two bedroom ground floor retirement apartment set within a small, well-maintained development exclusively for the over 55s age group. Conveniently situated just a short walk from the town centre and local amenities and with the added benefit of communal parking and communal gardens.

# 19 Weston Court Mews, Green End, Whitchurch, SY13 1UU

## Overview

- Ground Floor Retirement Apartment
- Two Bedrooms
- NO UPWARD CHAIN
- Available to Over 55 Age Group
- Close to Town Centre
- Communal Parking
- Lounge/Diner
- Kitchen, Shower Room
- Viewing Recommended
- EPC tbc
- Council Tax Band A



**Offered for sale with no upward chain, this two bedroom ground floor retirement apartment is ideally located within a small, well-maintained development exclusively for the over 55s. Situated just a short walk from the town centre and local amenities, this property offers both convenience and comfort. Upon entering, you are welcomed by an Entrance Hall leading into a cosy Lounge/Diner, featuring large windows that allow natural light to flood the room, creating a bright and airy atmosphere. There is also a well appointed Kitchen, Two comfortable Bedrooms and a Shower Room. Outside, residents can enjoy beautifully maintained communal gardens and additionally, the property benefits from a communal parking area, providing space for both residents and visitors alike.**

## 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, 125 year lease from 21 June 1989 with 90 years remaining and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### SERVICE CHARGE/GROUND RENT

We are advised that the service charge is currently £130 per month and ground rent is currently £125 per annum. This will be confirmed by solicitors during pre contract enquiries.

#### SERVICES

We are advised that mains electricity, water and drainage are available. Electric storage heaters. 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the traffic lights at Bridgewater Street, turn into Green End and Weston Court Mews is the first turning on the left hand side.

#### LOCAL AUTHORITY

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

#### 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.

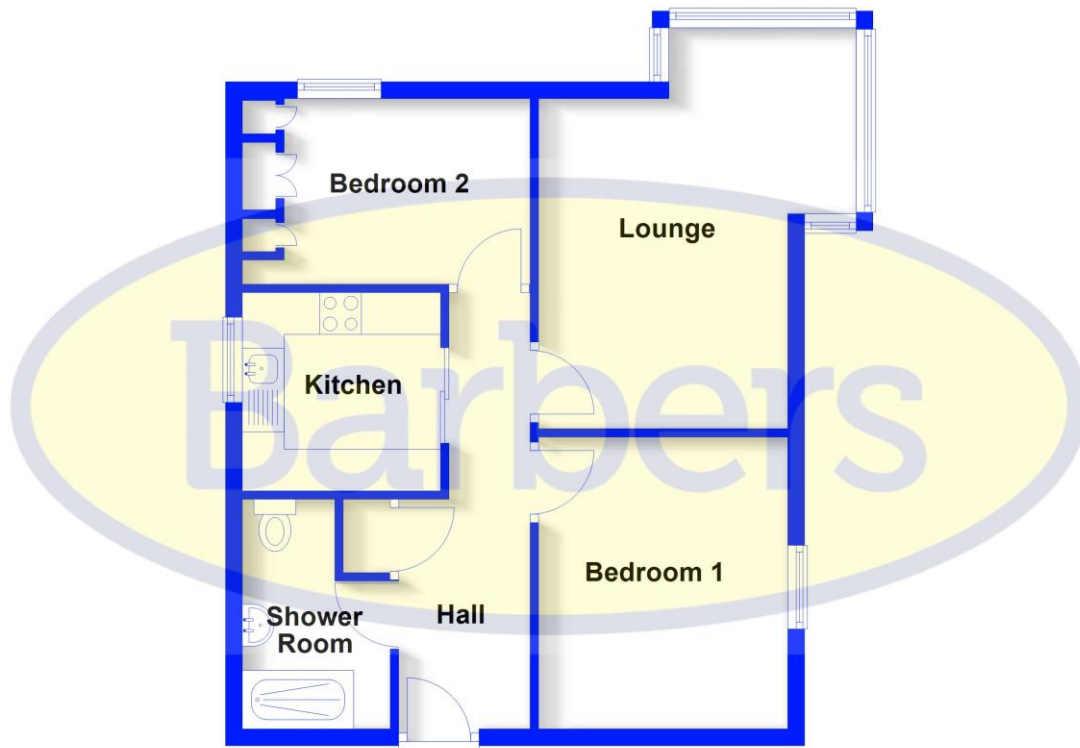
#### AML REGULATIONS

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

Approx. 561.7 sq. feet



Total area: approx. 561.7 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

### LOUNGE/DINING

15' 8" x 12' 5" (4.78m x 3.78m) max

### BEDROOM TWO

11' 4" x 7' 3" (3.45m x 2.21m)

### KITCHEN

7' 7" x 7' 6" (2.31m x 2.29m)

### SHOWER ROOM

9' 1" x 5' 8" (2.77m x 1.73m)

### BEDROOM ONE

11' 4" x 9' 8" (3.45m 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! 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.