



Helping *you* move



## 28 Heatley Court, Deermoss Lane, Whitchurch, SY13 1AE

A spacious three bedroom second floor apartment with allocated parking space, conveniently situated within a short walk of Whitchurch town centre.

Offers in the Region of  
**£100,000**



# 28 Heatley Court, Deermoss Lane, Whitchurch, SY13 1AE

## Overview

- Spacious Second Floor Apartment
- Three Bedrooms
- Master En Suite
- Family Bathroom
- Allocated Parking Space
- Convenient for Town Centre and Local Schools
- Great Size Accommodation
- Generous Lounge/Diner
- Kitchen
- EPC D
- Council Tax Band A



## 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

This spacious three bedroom second-floor apartment, Ideal for families, roommates or those working from home. Situated within walking distance of Whitchurch town centre with its array of shops, café's and amenities and is just a short walk from Whitchurch train station! This apartment represents an excellent opportunity to invest in a property that combines space, convenience, and location. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a rental opportunity, this apartment ticks all the boxes!

The accommodation comprises Entrance Hall, good size Lounge/Diner, Kitchen, Master Bedroom with En-Suite, Two further bedrooms and a family bathroom and also benefits from the convenience of allocated parking, ensuring you always have a secure place for your vehicle.



#### TENURE

We are advised that the property is Leasehold. Lease length 125 Years starting from 1/9/2002, lease length remaining 103 years. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion

#### SERVICE CHARGE/GROUND RENT

The annual service charge currently is £2189, payable in monthly instalments and the ground rent is currently £288.87 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

#### LOCAL AUTHORITY

Council Tax Band A. 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

Continue straight over at the traffic lights onto Brownlow Street, turn left into Deermoss Lane and the gated entrance to Heatley Court can be located half way down 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 D. The full energy performance certificate (EPC) is available for this property upon request.

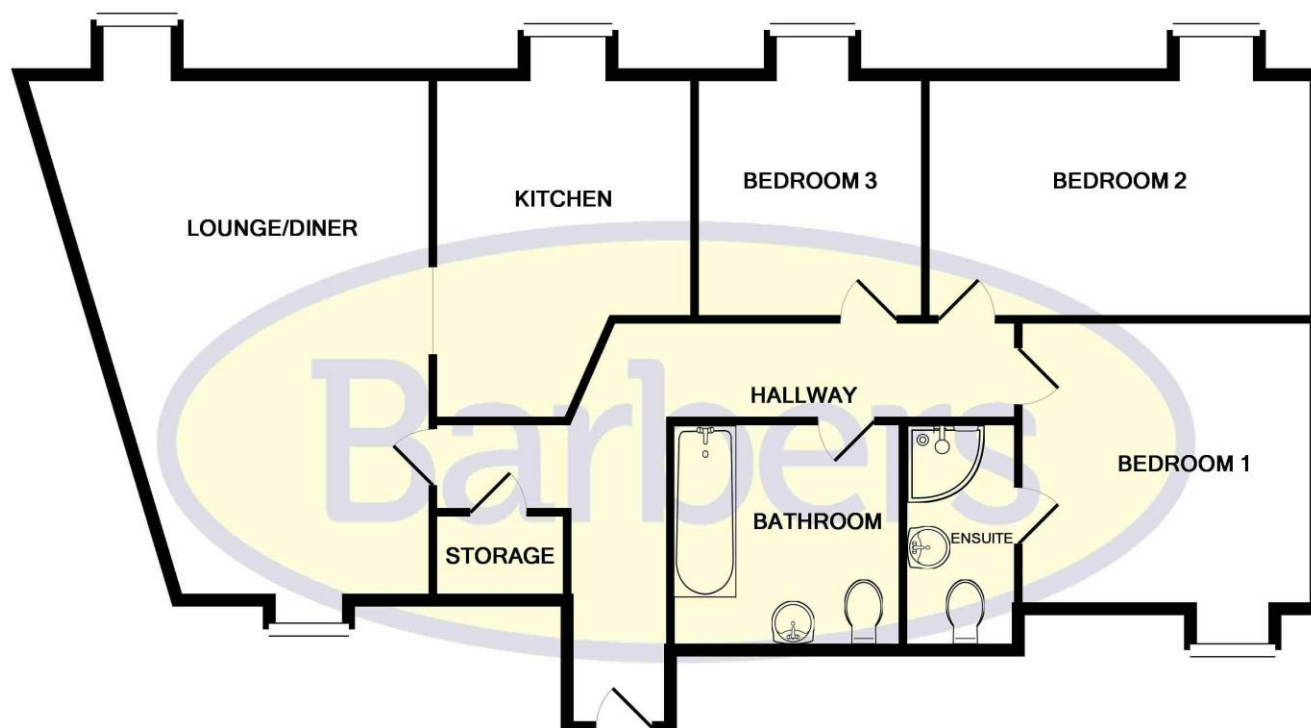
#### METHOD OF SALE

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.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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**LOUNGE/DINER**

18' 2" x 16' 7" (5.54m x 5.05m)

**KITCHEN**

11' 6" x 9' 8" (3.51m x 2.95m)

**BEDROOM ONE**

10' 6" x 10' 5" (3.2m x 3.18m)

**BEDROOM TWO**

14' 7" x 7' 3" (4.44m x 2.21m)

**BEDROOM THREE**

7' 5" x 7' 3" (2.26m x 2.21m)

**BATHROOM**

7' 5" x 6' 2" (2.26m x 1.88m)

## 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.