



Helping *you* move



## 52 St Johns Park, Whitchurch, SY13 1UN

Offered for sale with NO UPWARD CHAIN, this two bedroom first floor apartment is situated in St. Johns Park, a popular complex designed for occupants aged 55 and over.

Offers in the Region of  
**£75,000**

# 52 St. Johns Park, Whitchurch, SY13 1UN

## Overview

- First Floor Apartment With Nice Outlook
- Available To Over 55 Age Group
- Two Bedrooms, Master Ensuite
- Bathroom
- Lounge/Diner, Kitchen
- Lift To All Floors
- Convenient to Town Centre
- No Upward Chain
- EPC B
- Council Tax Band A
- Freehold



## Location

Conveniently situated in walking distance of 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

Offered for sale with no upward chain, this nicely presented two bedroom first floor apartment having a nice outlook is situated in St. Johns Park, a popular complex designed for occupants aged 55 and over. The accommodation comprises Entrance Hall with airing cupboard and storage cupboard, Lounge/Diner, Kitchen with fitted base and wall cabinets, electric oven and inset sink unit, Bedroom One with fitted wardrobe and cupboard, En Suite Shower, WC and hand basin, Bedroom Two, Bathroom with 3 piece suite and electric shower over bath. The development has lifts to all floors, Laundry Room, Communal Lounge and an Intercom Entry system. There is on site parking available, a Guest Suite on the complex where friends or relatives can stay overnight should they wish and there is also a 'House Manager' on site.



#### TENURE

We are advised that the property is Leasehold and the Lease term being 120 years starting from 24 June 1993 with 91 years remaining. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion

#### 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/>



#### SERVICE CHARGES

We are advised the current service charge is £3191.82 per annum. Ground rent TBC. This will be confirmed by the vendors solicitor during pre-contract enquiries.

#### 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 town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on and the property can be found on the left hand side shortly after the turning to Beech Avenue.

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

#### METHOD OF SALE

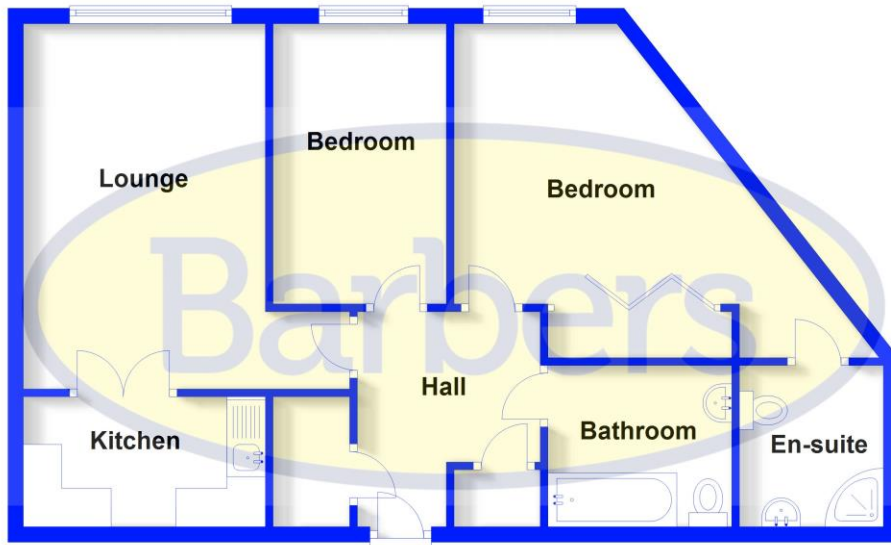
For Sale by Private Treaty.

#### 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.

### Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 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

15' 3" x 10' 2" (4.65m x 3.1m)

#### KITCHEN

10' 2" x 5' 5" (3.1m x 1.65m)

#### BEDROOM ONE

12' 1" x 14' 6" max (3.68m x 4.42m)

7' 7" (2.31m) minimum

#### BEDROOM TWO

13' 4" x 7' 3" (4.06m x 2.21m)

#### BATHROOM

8' 8" x 7' 9" (2.64m x 2.36m)

## 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)

**Barbers**

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.