



Helping *you* move



4 The Brampton, Market Drayton, TF9 1EJ

A spacious One Bedroom Ground Floor Flat with Open Plan Kitchen/Living Room, Bathroom, Bedroom and Allocated Parking and offered to the market with No Upward Chain.

Offers In Region Of
£87,500

4 The Brampton Market Drayton, TF9 1EJ

Helping *you* move

Overview

- Light and Spacious One Bedroom Ground Floor Flat
- No Upward Chain
- Open Plan Kitchen/ Dining/Living Room with French Doors
- Bedroom with Fitted Wardrobes, Bathroom
- Communal Gardens, Allocated Parking
- Walking Distance of Town
- Council Tax Band A
- Energy Rating - C



Brief Description

The front door opens to the Open Plan Kitchen/Living/Dining Room with the Kitchen being to your right offering you a range of Shaker-style units with integrated oven, ceramic hob with extractor fan over, space for a tall fridge/freezer and your washing machine, and peninsular breakfast bar. The Living Room area with French doors out to the rear communal gardens where you have space for a table and chairs - so the ideal space for a morning coffee! The Bedroom is a spacious double room with a range of built-in wardrobes, and the Bathroom has a bath with mains shower, handwash basin and WC.

The property has a very large Parking area and you have one allocated Parking space in front of the door, with a number of visitor spaces. The well-maintained Communal Gardens run the full length of the rear of the development.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity services are available, with electric wall 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.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

TENURE: Leasehold. Currently, Ground Rent £400, Maintenance £800 p.a.



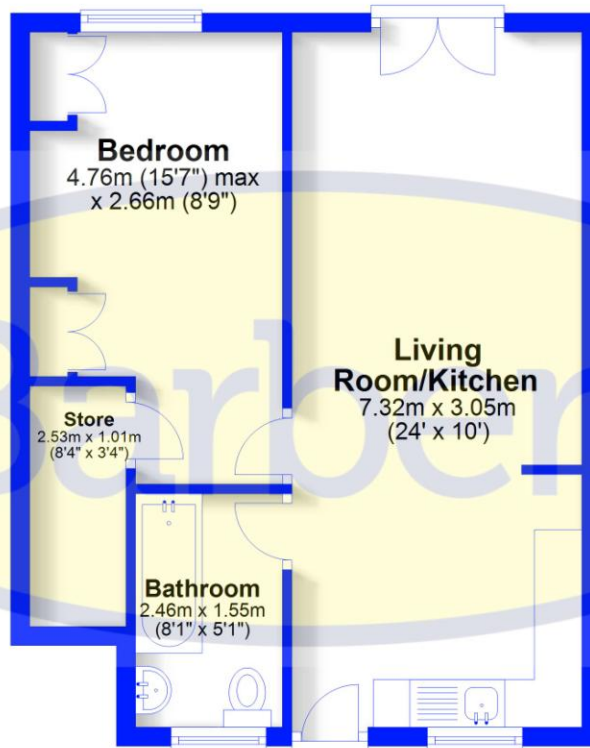
DIRECTIONS: From our offices on Maer Lane, turn right, then right on Smithfield Road and after approximately 200 metres turn left on The Brampton and the apartment is at the end of the lane on your left-hand side and can be identified by our For Sale sign. The guest parking space is the one to the right of No4's front door.

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.

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. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 41.3 sq. metres (444.9 sq. feet)

Plan produced by 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



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: 01630 653641

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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
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