

Mature Ground Floor Apartment

Refitted Kitchen

Walking Distance Of Town Centre

Beautifully Presented throughout

2 Large Double Bedrooms

Allocated Parking In Courtyard

**Apartment 1, The Hermitage, Church Street
Whitchurch SY13 1LB**

Offers in the Region Of £130,000



Brace yourselves for something quite stunning.....

From the moment that you enter this recently re-decorated, delightful ground floor apartment, you are likely to be bowled over by the stunning presentation!

However, it is not just the inside that has the 'wow factor', but the location too!

It is situated at the heart of the centre of town, opposite St Alkmunds Church, just off the top of the High Street and is therefore within walking distance of shops, restaurants, pubs, hairdressers, doctors, dentist etc. If you do need to venture further afield, the property has its own allocated car parking, right outside the front door in the communal courtyard, complete with colourful shrubbery.

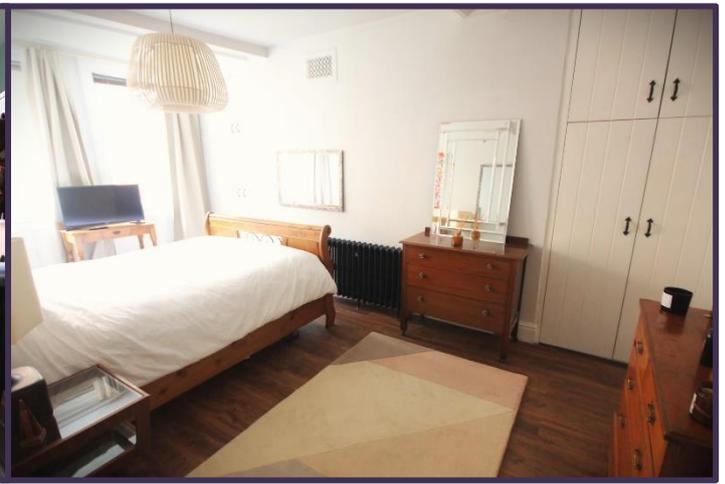
The fact that the accommodation is mostly on the ground floor (apart from 4 steps up to bedroom 2) suggests appeal to the elderly (who might otherwise have considered a bungalow) as well as young couples/professionals. Investors may also be interested - the current owners having achieved eye watering yields via Airbnb; thus proving that this provides a far greater rate of return than money in the bank....

An internal inspection is thoroughly recommended - we doubt you will be disappointed. Secondary double glazed windows have recently been installed to the sitting/dining room, kitchen and both bedrooms. Both bedrooms are large, the kitchen has been refitted and the sitting/dining room is very comfortable. The bathroom has a white suite and each room (including the main entrance) exudes tasteful character with a blend of modern day living.

In summary, this is a well-presented property and you will need to see it to believe it!

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Main Entrance 10' 0" max x 8' 7" max (3.05m max x 2.61m max)

Slate tiled floor and steps. Glazed door and windows overlooking the courtyard.

Entrance Hall 19' 1" x 3' 8" (5.81m x 1.12m)

Wood effect flooring, period style radiator, coat pegs and low flight of stairs (4 steps) leading up to bedroom 2.

Sitting Room/Dining Room 14' 4" x 14' 1" (4.37m x 4.29m)

Exposed brick feature fireplace incorporating an electric stove, blue brick hearth, wood effect flooring and period style radiator.

Kitchen 15' 1" max x 9' 5" (4.59m max x 2.87m)

REFITTED Double bowl Belfast style ceramic sink with adjacent solid wood worktops having cupboards below, matching base units, RANGEMASTER free-standing cooker with 5 gas rings, tiled splash backs and illuminated extractor hood above, wood effect flooring, period style radiator and wall cupboard housing Worcester gas central heating boiler.

Utility Area 3' 3" x 3' 3" (0.99m x 0.99m)

Cupboard recess having plumbing for washing machine with space for tumble dryer above.

Bathroom 7' 1" x 4' 10" (2.16m x 1.47m)

White suite comprising panelled bath with mains mixer shower unit over, pedestal wash hand basin and close coupled WC. Chrome towel rail/radiator, wood effect flooring and storage shelves with pine cupboard and drawers below.

Bedroom 1 18' 5" x 9' 4" min (5.61m x 2.84m min)

widening to 10' 2" (3.10m) Two double-door built-in wardrobes with linen cupboards above, wood effect flooring and period style radiator.

Bedroom 2 16' 5" x 8' 10" (5.00m x 2.69m)

widening to 10' 5" (3.17m) Double-door built-in wardrobe with storage cupboards above, corniced ceiling and period style radiator.

OUTSIDE

Communal car park within the private front courtyard providing allocated parking space, plus visitor car parking space.

Communal front garden planted with trees, bushes and shrubs and having views towards St. Alkmunds Church (literally over the road!).

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Council Tax

Shropshire Council – Tax Band A.

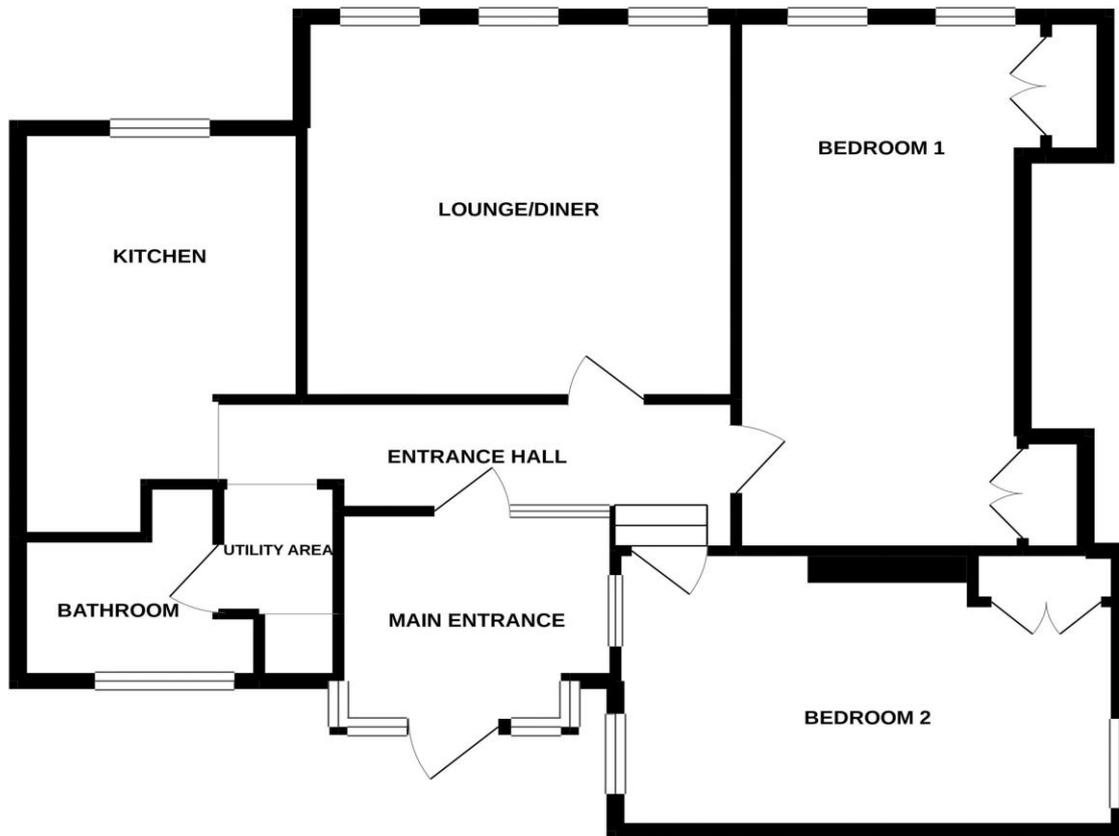
Tenure

Leasehold - 999 years from 10th December 1978.

Service/Maintenance Charge

There is a residents' management committee that oversee the maintenance of the main building/common areas (roof, planting, car park etc.) and will be subject to a monthly charge (exact amount payable, not yet established). We are advised that in the past, the committee broke down due to change of owners, although efforts have been made to resume it again.

GROUND FLOOR

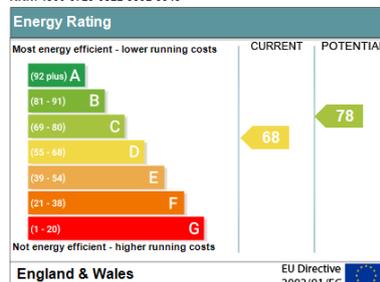


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Directions: From the top of the High Street, turn right at the junction with Church Street and The Hermitage is located on the right hand side, opposite St Alkmunds church.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: Flat 1, The Hermitage, Church Street, WHITCHURCH, SY13...
RRN: 4300-6729-0522-3392-3943



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