



2 Bedroom Ground Floor Apartment

Walking Distance of Park & Town Centre

Parking Space At Rear

Recently Re-Decorated Throughout

Open Plan Lounge/Diner/Kitchen

Suit First Time Buyers, Investors & Elderly

31 Park Avenue
Whitchurch SY13 1SH

Offers in the Region Of £95,000



PRICED TO SELL.....

Make no bones about it – we feel that this modern ground floor apartment has been sensibly priced for a swift sale, so you will need to be quick off the blocks to be in with a chance of grabbing a bargain!

This refurbished property has been re-decorated throughout, the carpets have been professionally steam cleaned, the worktops in the kitchen have been replaced and the old night storage heaters replaced by modern electric radiators.

The fact that the accommodation is on the ground floor suggests appeal to the elderly (who might otherwise have considered a bungalow) as well as young couples/professionals and investors.

It has the great advantage of being offered with the benefit of having NO ONWARD CHAIN and it is very well placed just a short stroll from the park and is within walking distance of the town centre with its associated shops, restaurants, pubs, hairdressers, doctors, dentists etc. If you do need to venture further afield, the property has its own allocated car parking space within the communal rear carpark.

An internal inspection is recommended. There are 2 double bedrooms, a lovely bathroom with large wall mirror and a spacious, open plan kitchen/diner/lounge, complete with french double doors opening onto a Juliet balcony.

The fact that it is not overlooked is another feather in its cap!

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. Reference 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

Access via front door security key pad.

L-Shaped Entrance Hall 10' 0" x 3' 2" min (3.05m x 0.96m min) and 9' 7" x 3' 7" (2.92m x 1.09m)

Laminate flooring, electric radiator, recessed ceiling spotlights, burglar alarm control panel, security intercom telephone, EnviroVent mechanical air ventilation system and airing cupboard housing the pressurised (Megaflow) hot water cylinder and immersion heater.

Open Plan Lounge/Diner/Kitchen 19' 5" x 15' 5" (5.91m x 4.70m) narrowing to 10' 8" (3.25m)

The overall measurement includes the L-Shaped Lounge/Dining Area with laminate flooring, 2 electric radiators, vertical blinds to dining area, french double doors with Juliet balcony to the front of the property and incorporating **Kitchen Area** 10' 0" x 6' 3" (3.05m x 1.90m) Stainless steel sink and drainer inset in worktops with drawers, cupboards, washer/tumble dryer and integral dishwasher below, 4 ring electric hob having stainless steel splashback with illuminated extractor hood above and electric oven and grill below, wall cupboards, free-standing fridge/freezer, recessed ceiling spotlights and extractor fan.

Bedroom 1 10' 9" x 9' 6" (3.27m x 2.89m)

Electric panel heater, fitted carpet and vertical window blinds.

Bedroom 2 10' 7" x 6' 3" (3.22m x 1.90m)

Electric panel heater, fitted carpet and vertical window blinds.

Bathroom 6' 5" x 5' 10" (1.95m x 1.78m)

White suite comprising P-shaped panelled bath with mains mixer shower unit over and glazed shower screen. Wash hand basin and WC inset in vanity unit with large wall mirror above and cupboards below. Part tiled walls, heated chrome towel rail, recessed ceiling spotlights, extractor fan and wall mounted fan heater.

OUTSIDE

Vehicular access through archway leads to an allocated parking space to the rear of the property.

Communal lawn to front of property with bushes and shrubs.

Services

Mains water, electricity and drainage.

Heating

Electric radiators and panel heaters as listed.

Tenure

Leasehold. 125 years from 1st January 2004. Annual ground rent (payable 1st January) £95.00 per annum.

Service Charge

There is a service charge (payable monthly) which covers communal cleaning, landscape maintenance, window cleaning, buildings insurance and management fees. The total cost from 01/12/23 to 30/11/24 £1,908.46 (£159.04/month). A copy of the breakdown of fees is available via the selling agents.

Council Tax

Shropshire Council - Tax Band B.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

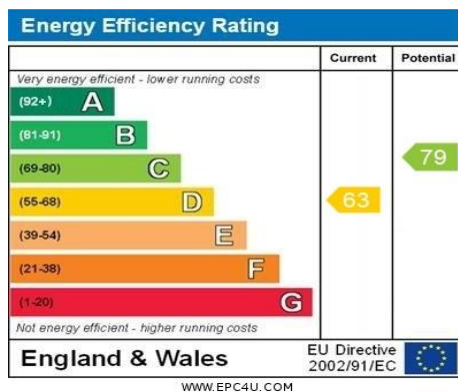
GROUND FLOOR



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 High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout into Castle Hill. Turn right into Mill Street and right again into Park Avenue. The property is located on the left hand side.

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.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

