



Ground Floor Flat For Over 55's

2 Bedrooms

Walking Distance Of Town Centre

Allocated Parking & Visitor Parking

Neatly Tended Communal Gardens

Replacement uPVC Double Glazed Windows

**12 Weston Court Mews, Green End
Whitchurch SY13 1UU**

Offers in the Region Of £110,000



If you are over 55 and are currently looking for a bungalow, but are worried about the high prices they command, you could do a lot worse than look at this very well-presented ground floor flat.

There are no stairs to climb here and you are within walking distance of the town centre with its associated shops, restaurants, pubs, supermarkets and other local amenities.

It has the great advantage of being offered with the benefit of having NO ONWARD CHAIN and it is set amidst lovely, neatly maintained gardens, along with private parking and visitor parking.

The spacious accommodation includes a kitchen with fitted appliances, there are 2 bedrooms, a shower room and comfortable lounge/dining room.

The windows have been replaced with uPVC double glazed units and these complement the slim line night storage heaters. All fitted, carpets, curtains, window blinds and light fittings are included in the sale.

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.



GROUND FLOOR

Communal Main Entrance

Entrance Hall

Slim line electric night storage heater, corniced ceiling, security entry telephone and airing cupboard with insulated hot water cylinder.

Lounge/Dining Room. Comprising: -

Lounge Area 13' 0" x 11' 0" (3.96m x 3.36m)

Dining Area 8' 0" x 7' 5" (2.43m x 2.25m)

Corniced ceiling, front, side and rear facing uPVC double glazed windows.

Kitchen 7' 10" x 7' 9" (2.39m x 2.37m)

Stainless steel sink and drainer inset in working surfaces with drawers, cupboards and plumbing for washing machine below, 4 ring electric ceramic hob having electric oven and grill below with illuminated extractor hood above, wall cupboards, front facing uPVC double glazed window, ceramic tiled floor, part tiled walls, corniced ceiling and wall mounted electric fan heater.

Bedroom 1 11' 6" x 9' 9" (3.5m x 2.97m)

Corniced ceiling and rear facing uPVC double glazed window.

Bedroom 2/Dining Room 10' 0" x 7' 3" (3.05m x 2.21m)

Side facing uPVC double glazed window, corniced ceiling and louvre double door built-in wardrobe.

Shower Room 6' 9" x 6' 5" (2.05m x 1.96m)

White suite comprising shower cubicle having electric shower unit, pedestal wash hand basin and close coupled WC. Fully tiled walls, ceramic tiled floor, corniced ceiling, front facing uPVC double glazed window and electric wall mounted fan heater.

OUTSIDE

There are lawned communal gardens around the property with colourful borders, plus access to the communal dustbin stores and there is private parking, plus visitor parking.

Tenure

Leasehold. 125 years from 21st June 1989 with a ground rent of £125.00 per year. Monthly maintenance charge of £120.00 per month.

Services

Mains water, electricity and drainage.

Heating

Slim-line electric night storage heaters on Economy 7 Tariff

Council Tax

Shropshire Council – Tax Band A

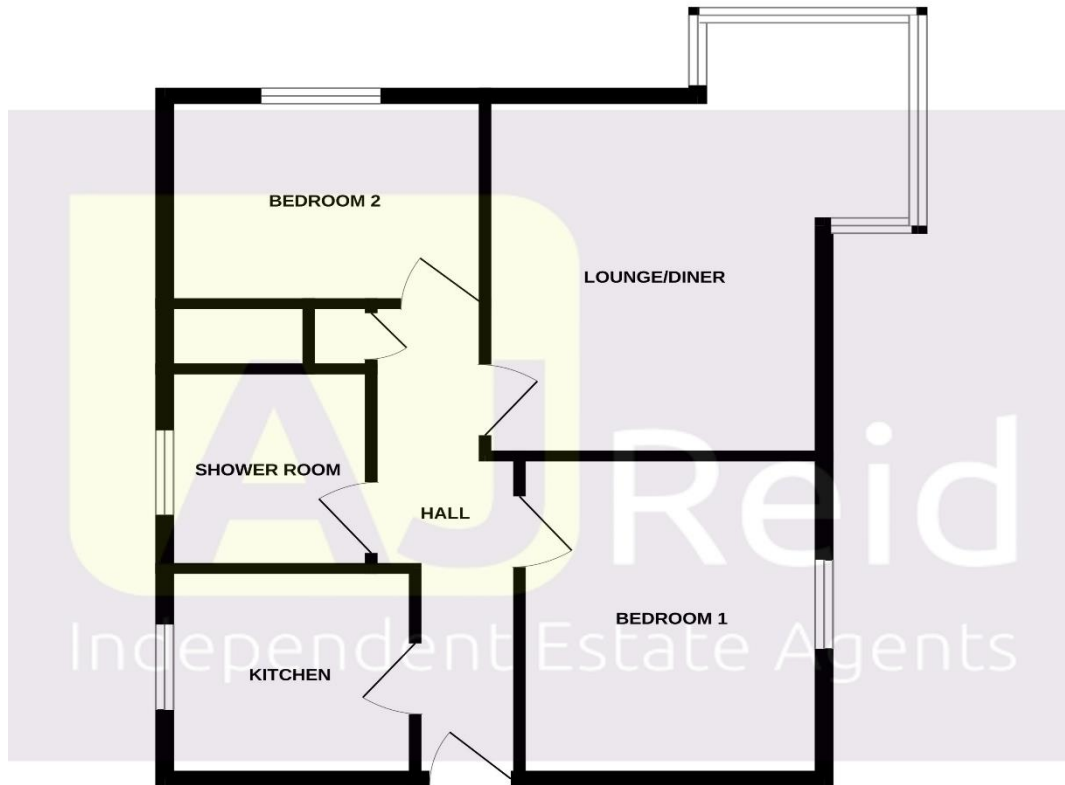
Occupancy Restriction

OWNERSHIP IS LIMITED TO PERSONS AGED OLDER THAN 55, although the Freeholder might consider consent to ownership by a person under the age of 55 years, so long as the property is to be occupied by a close family member aged 55 years or more. Any prospective owner must be approved by the Freeholder as they must be capable of living an independent life and manage their own housekeeping (with help if necessary).

Agents Note

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

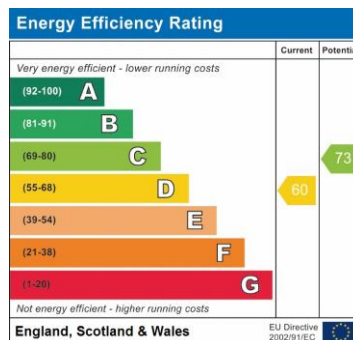
GROUND FLOOR



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 Whitchurch High Street Proceed straight on at the mini roundabout by St. Alkmunds Church into Bargates and continue down to the next mini roundabout, turning right into London Road and leading into Brownlow Street and then turn right at the traffic lights into Green End and first left into Weston Court Mews.

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.

