



FLAT 1, 11A HIGH STREET | WHITCHURCH | SHROPSHIRE | SY13 1AX | OIRO £125,000



# Flat 1, 11a High Street, Whitchurch, Shropshire, SY13 1AX

Affording pleasant views to the front over the historic town, the gem of an apartment located in the heart of historic Whitchurch boasts well proportioned and delightfully presented accommodation nestled in the charming country town.

The modern first floor apartment briefly comprises;  
Spacious residents hall, entrance hall, open plan living/kitchen/dining room,  
bedroom one, bathroom, bedroom two.

Double glazing (sash style windows to the front), gas central heating.

Parking permits available locally via car park.





#### DIRECTIONS

Proceed from the Agents Nantwich office to Whitchurch (A530) upon reaching the roundabout at Whitchurch turn right into 'Waymills' continue ahead into Station Road, turn right onto Bridgewater Street then immediately left into Green End. Continue ahead onto the High Street (one way) St. Mary's Street where it will be observed on the right hand side and access to the apartment. The apartment itself overlooks the High Street.

#### WHITCHURCH TOWN CENTRE

There are currently over 100 listed buildings in Whitchurch, including the churches. Whitchurch is a market town in the north of Shropshire, England. It lies approx 2 miles (3 km) east of the Welsh border & approx 2 miles south of the Cheshire border, 20 miles (30 km) north of the county town of Shrewsbury, 20 miles (30 km) south of Chester, and 15 miles (24 km) east of Wrexham. Whitchurch is interestingly the oldest continuously inhabited town in Shropshire & notable people who have lived in Whitchurch include the composer Sir Edward German, and illustrator Randolph Caldecott.

Whitchurch is a pleasant historic country town with an array of vibrant shops.

#### NANTWICH TOWN CENTRE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets.

Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585.

Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





**NOTE:-**

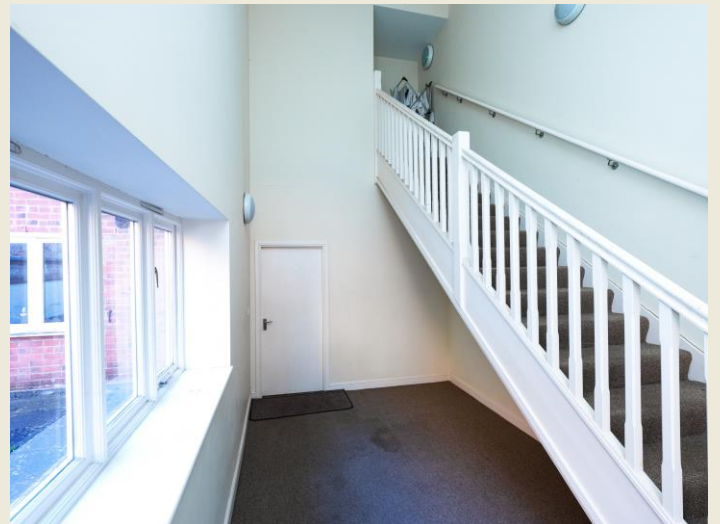
Access to the apartment entrance is located just off St. Mary's Street where an arched opening will be observed on the left hand side. Continuing the entrance door will be observed ahead.

**FIRST FLOOR LANDING AREA**

With large double glazed window and door opening to the spacious patio. Door to the apartment.

**RESIDENTS ENTRANCE**

Doorway opening hall with stairs rising to the first floor.





**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**ENCLOSED HALL**

Intercom telephone. Recessed ceiling spotlights. Radiator.



**SPACIOUS OPEN PLAN LIVING KITCHEN DINER (14'9" x 18'1")**

Wonderfully light and spacious, the room has an outlook over the rear patio. The kitchen area is well equipped with a range of wood effect wall base and drawer units with roll topped laminated work surfaces and inset sink unit with mixer tap, part tiled walls. Space for electric cooker with fixed extractor over, space for fridge, space and plumbing for washing machine. Recessed ceiling spotlights. Wall mounted gas fired central heating boiler. Floor covering. Double glazed window to the rear. Recess ceiling spotlights. TV point. Ample space for table and chairs.





**BATHROOM (9'6" x 5'7")**

White suite comprising panelled bath with glass screen. Part tiled walls and electric shower. Low level WC. Pedestal wash hand basin with tiled splashback. Recessed ceiling spotlights. Radiator. Wall light point. Floor covering.

**BEDROOM ONE (8'10" x 16'9")**

(Double). Beautiful sash style window with interesting street view. Recessed ceiling spotlights. Radiator.

**BEDROOM TWO (10'10" x 10'10")**

(Double). Two beautiful sash style windows. Radiator. Recessed ceiling spotlights.





#### EXTERIOR

Large paved patio garden providing excellent space for relaxing and entertaining.

Local permit parking available. (Nearby car park as shown below, which may enable permit parking).



EPC RATING: C

COUNCIL TAX BAND: A

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating.

**NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. Managing agents are: Legat Owen, Nantwich. The freehold is owned by: Dean Whitfield Property Management. The annual service charge is approx £1150 yearly.

#### TENURE

Presumed Leasehold with vacant possession upon completion (Subject to Contract). (999 Year lease).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

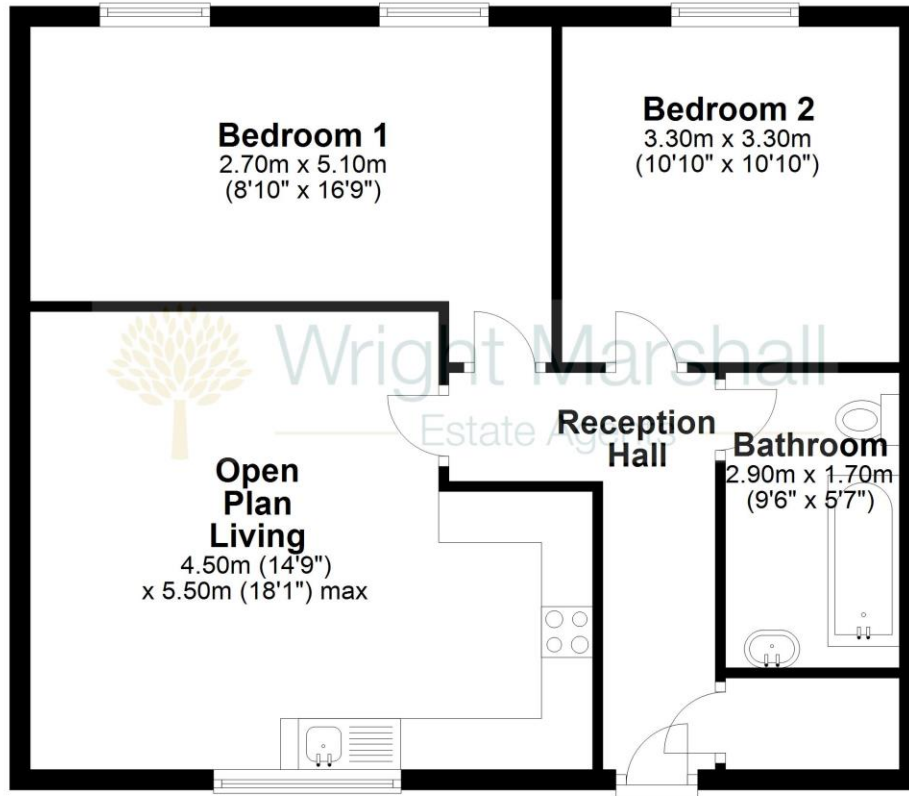
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





## Ground Floor

Approx. 62.0 sq. metres (667.9 sq. feet)



Total area: approx. 62.0 sq. metres (667.9 sq. feet)

### Flat 1

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk