



## 47 St. Johns Park, Whitchurch, SY13 1UL

**\*\* UNDER APPLICATION \*\*** A second floor two bedroom apartment offered to rent in this popular retirement complex for the ages of 55 and over. The complex has lifts to all floors, a communal lounge, guest accommodation and laundry facilities.

St Johns Park is ideally placed for a short walk into the town centre. The property has electric heating, double glazing and potential for on-site parking which can be allocated.



- **Second Floor Flat**
- **Two Bedrooms**
- **Retirement Property for over 55's**
- **Secure Accommodation**
- **Communal Facilities**
- **Town Centre Location**



1 Reception  
Room/s



2 Bedroom/s



1 Bath/ shower  
room/s

## DESCRIPTION

A second floor two bedroom apartment offered to rent in this popular retirement complex for the ages of 55 and over. The complex has lifts to all floors, a communal lounge, guest accommodation and laundry facilities.

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## LOCATION

St Johns Park is ideally placed for a short walk into town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

## ENTRANCE HALL

Through security entrance door, entry phone system, airing cupboard with hot water cylinder and storage, a further large storage cupboard, wall lights, smoke alarm and emergency pull cord.

## LOUNGE/DINING ROOM 15'4" x 10'4" (4.67 x 3.15)

A light and spacious room featuring a large double glazed window to the rear with views over the garden, two storage heaters, wall lights, TV point, archway to the:

## KITCHEN 10'4" x 5'6" (3.15 x 1.68)

Comprising a stainless steel sink and mixer tap inset into a laminate work surface, a range of light wood effect fitted cupboards, space for an electric cooker, space for a fridge/freezer and vinyl flooring.

## BEDROOM ONE 45'11" '0" max x 8'9" (14 0.00 max x 2.67)

Double glazed window to the rear, built in wardrobes with mirrored doors, storage heater, wall lights and emergency pull cord.

## BEDROOM TWO 10'11" x 6'7" (3.33 x 2.01)

Double glazed window to the rear, wall lights, storage heater and emergency pull cord.

## BATHROOM

The suite consists of a low level WC, wash hand basin, walk in shower cubicle with electric shower, part tiled walls, wall light, extractor fan and emergency pull cord.

## OUTSIDE

There are communal gardens for the use of the residents and two car parks, which provide ample parking for residents and visitors. A permit for allocated parking is available at a yearly cost from the complex manager.

## SERVICES

Mains electricity, water and drainage are connected to the property. Heating is by electric radiators. The property has double glazed windows throughout. Service charges and water charges are included in the rent.

## VIEWING ARRANGEMENTS

Strictly through Halls, Whitchurch. 01948 663230

## RENTAL INFORMATION

Rent £675 pcm

Deposit equivalent to 5 weeks rent

First months rent and deposit payable in advance

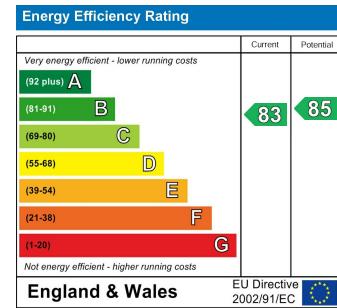
Service charges & water charges are included in the monthly rent

Unfurnished

Sorry no pets

Age restricted to over 55's

## Energy Performance Ratings



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