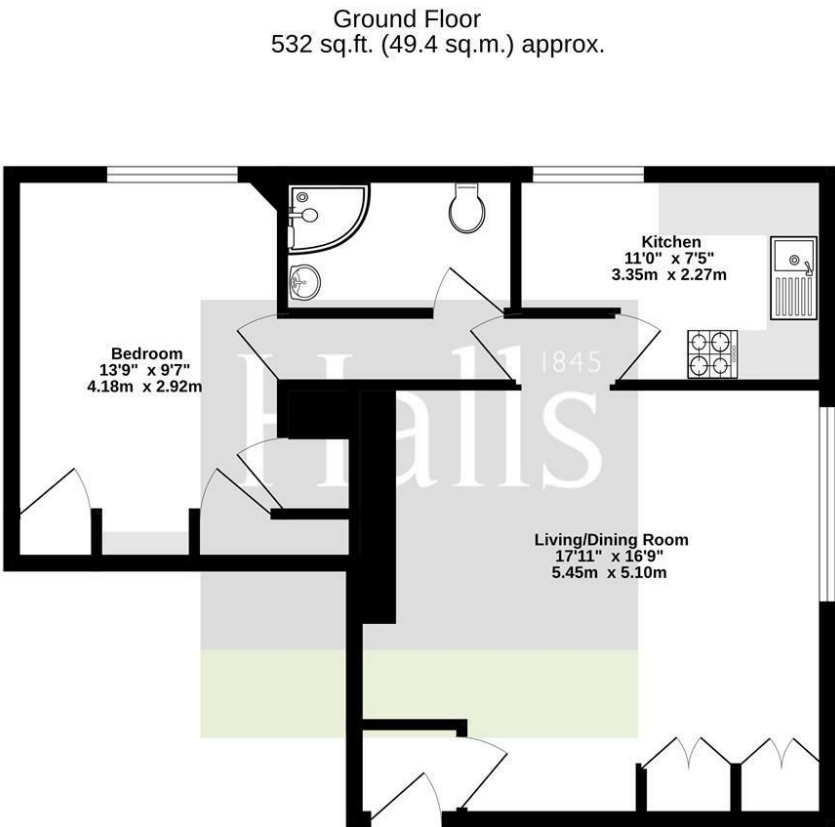


FOR SALE

Flat 1, Stanham House Trimpley Court, Ellesmere, Shropshire, SY12 0NY



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.
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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FOR SALE

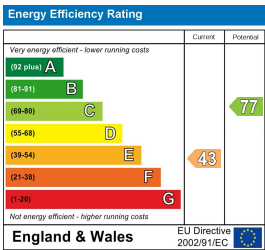
Offers in the region of £106,500

Flat 1, Stanham House Trimpley Court, Ellesmere, Shropshire, SY12 0NY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented and deceptively spacious one-bedroom ground floor retirement apartment positioned within a converted Grade II listed period building and boasting a Garage and characterful living accommodation, located within a well-regarded retirement complex for over 55's.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Ground Floor
- Grade II Listed Building
- Garage
- Communal Gardens
- Popular Retirement Development
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Stanham House, Trimpley Court, for sale by private treaty.

1 Stanham House is a well presented and deceptively spacious one-bedroom ground floor retirement apartment positioned within a converted Grade II listed period building and boasting a Garage and characterful living accommodation, located within a well-regarded retirement complex for over 55's.

Internally, the property is well presented throughout, with the accommodation retaining a number of characterful features which include high ceilings and sash windows, whilst comprising: a Porch, Living/Dining Room, Kitchen. Shower Room, and Bedroom.

The property is positioned within meticulously maintained communal gardens and is complemented by a single Garage.

Residents of Trimpley Court enjoy access to a number of communal social areas, which include a Resident's Lounge and a Residents Conservatory, with regular events held for those living within the development.

The sale of 1 Stanham House does, therefore, provide the rare opportunity for purchasers to acquire a characterful one-bedroom ground floor apartment with the benefit of a single garage, located in a Grade II listed building and situated within this well-regarded retirement development close to all amenities, including Supermarket and Doctors Surgery.

SITUATION

1 Stanham House is located in the popular Trimpley Court retirement complex, within the picturesque north Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities, yet is within easy motoring distance of the larger centres of Oswestry (8 miles) and the county towns of Chester (25 miles) and Shrewsbury (16 miles), all of which, have a more comprehensive range of amenities of all kinds.

W3W

///during.amused.masses

THE ACCOMMODATION COMPRISES

A wooden front door opens into an:

ENTRANCE PORCH

3'9" x 3'2" (1.16 x 0.99)

With fitted carpet as laid and a door leading into the:

LIVING/DINING ROOM

16'8" x 17'10" (max) (5.10 x 5.45 (max))

With a continuation of the fitted carpet as laid, secondary glazed window overlooking the well-maintained gardens, a traditionally-styled electric fire set onto a raised hearth, and doors allowing access into a number of recessed storage cupboards. With a further door leading into the:

KITCHEN

11'0" x 8'6" (max) (3.36 x 2.61 (max))

With wood-effect vinyl flooring, secondary glazed window onto rear elevation, and a selection of base and wall units with work surfaces over, with inset sink with draining area to one side, freestanding cooker with four electric rings above and oven/grill beneath, and extractor good over. With planned space for a number of appliances, which currently comprise: a freestanding Hoover washing machine, a freestanding dishwasher, and freestanding AEG fridge/freezer (all of which are available by separate negotiation.

INNER HALLWAY

8'1" x 2'6" (2.48 x 0.77)

With fitted carpet as laid and a door leading into:

SHOWER ROOM

8'2" x 4'10" (2.50 x 1.49)

With vinyl flooring and a bathroom suite to comprise: a low flush WC, pedestal hand basin, and corner shower cubicle with electric shower. The walls are partially tiled and the room boasts a heated towel rail.

BEDROOM

9'6" x 13'8" (2.92 x 4.17)

With fitted carpet as laid, secondary glazed window onto rear elevation, and doors leading into a variety of recessed wardrobes/storage cupboards, two of which flank a dressing table area with mirror and lighting.

OUTSIDE

Buyers of 1 Stanham House would enjoy access to the wonderfully presented communal gardens, which provide areas of lawns interspersed by well-stocked and meticulously maintained floral and herbaceous beds, along with a number of seating areas.

1 Stanham Court also enjoys a dedicated:

GARAGE

approx 17'0" x 8'10" (approx 5.2 x 2.7)

Situated close by on the southern side of the building, with concrete floor and a metal "up and over" front access door.

TENURE

The property is said to be of leasehold tenure, with a term of 125 years having been granted in 1st April 1986, therefore, at the time of writing, approximately 86 years remain unexpired.

SERVICE CHARGE

We are advised of a service charge of £222pcm to cover: the resident secretary services, garden maintenance, window cleaning, emergency alarm system, cleaning of communal parts, external painting, building insurance management and administration fees

GROUND RENT

We are advised of a ground rent of £68 per annum.

A further ground rent of £10 per annum is understood to be due in relation to the Garage.

SERVICES

The property is understood to benefit from mains water, electrics, and drainage. Heating is provide by recently installed storage heaters.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band A on the Local Authority register.

CONDITIONS

The property is restricted to purchasers over 55 years of age and small pets only are permitted by prior arrangement with the management company.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.