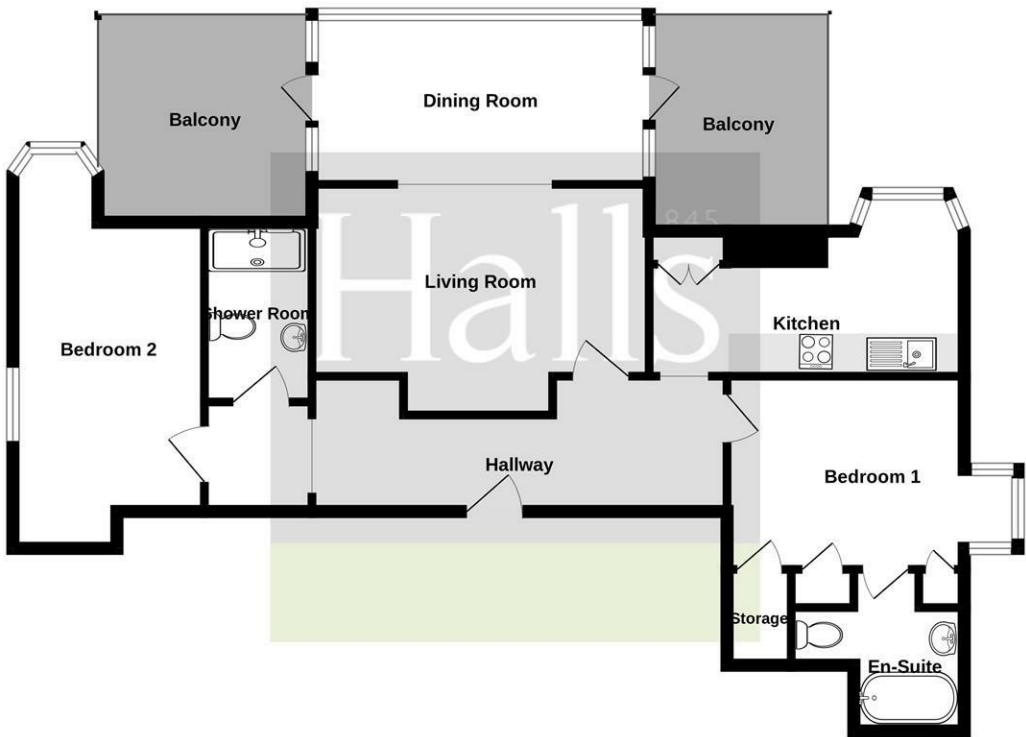


FOR SALE

Apartment 4 Terrick Hall, Whitchurch, Shropshire, SY13 4JZ



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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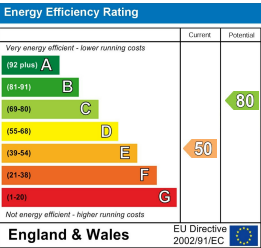


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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FOR SALE

Whitchurch Centre 1 mile, Shrewsbury 23 miles, Chester 21 miles, Hill Valley Golf Club and Leisure Centre 300 yards. All distances are approximate.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Living Room, Dining Room and Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Close to Whitchurch
- Two Balconies
- First Floor Apartment
- Parking for Two Cars
- Communal Landscaped Gardens

Brief Description

Terrick Hall is situated on the edge of Whitchurch in a picturesque location overlooking Hill Valley golf course. The Victorian building was formerly a hotel before it was converted in 2015 to create seven unique apartments. The accommodation briefly comprises entrance hallway, large lounge / diner. fitted kitchen with integrated appliances. There is a master bedroom with en suite shower room. There is a further double bedroom and newly fitted bathroom.

Reception Hall

Communal front entrance door opens into the large reception hall with high ceilings and wonderful staircase with stairs ascending to all floors.

Entrance Hall

Telephone intercom system, radiator, wall lights and feature beams.

Living Room

15'2 x 13'11 (max) [4.62m x 4.24m (max)]
Wall lights, radiator, tv point, leading into the

Dining Room

14'9 x 7'8 (4.50m x 2.34m)
A spacious room with stunning views over Hill Valley golf course. There are floor to ceiling windows, doors opening onto the two separate balconies and wall lights.

Kitchen / Breakfast Room

14'7 x 8'7 (max) [4.45m x 2.62m (max)]
Range of base and wall mounted units with solid wood work surfaces, inset ceramic sink, integrated dishwasher, washer dryer and fridge freezer. There is a four ring ceramic hob with extractor above, electric double oven, integrated microwave oven, wine cooler, brick feature wall, wood effect laminate flooring and a radiator. There is also a floor to ceiling bay window with a breakfast bar that enjoys views over the golf course.

Bedroom One

10'8 x 8'8 (3.25m x 2.64m)
Bay window to front, integrated wardrobes, cupboard housing hot water tank, wall lights and a radiator.

En-Suite Bathroom

White three piece suite comprising roll top slipper bath with claw feet, wash hand basin with tiled splash back, low level WC, tiled flooring and a heated towel rail.

Bedroom Two

17'1 (max) x 8'11 (5.21m (max) x 2.72m)
Bay window to side with views over the golf course, window to rear, wall lights and a radiator.

Shower Room

7'1 x 4'10 (2.16m x 1.47m)
White three piece suite comprising double shower enclosure with rainfall shower head, wash hand basin with tiled splash back, low level WC, heated towel rail and tiled flooring.

Outside

The property is accessed off Terrick Road to a shared driveway for the complex. There are two allocated parking spaces and additional visitor parking. The communal gardens are laid to lawn enclosed by mature trees and hedges.

Communal Cellar

The communal cellar is shared by the residents of Terrick Hall for storage.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1412 011024

Directions

From the centre of Whitchurch head north onto Bargates, then at the roundabout turn right onto London Road, follow this road for approximately a 1/5 of a mile then turn left onto Claypit Street, continue onto Alport Road then turn left onto Terrick Road, follow this road for approximately a 1/4 of a mile and the property will be found on the right hand side.

Services

We believe mains water, electricity and drainage are available to the property. The heating is via individually controlled electric radiators throughout the apartment.

Council Tax - Shropshire

The current Council Tax Band is 'C'. The cost for 2023 / 24 is £1,934.09. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Tenure - Leasehold

Term of Lease: 125 years with 117 Years remaining.
Management Fee: £200.00 pcm.
All seven residents within the building own a equal share of the freehold.

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.