

Town & Country

Estate & Letting Agents



2 Beatrice Court, Oswestry, SY11 1FD

Offers In The Region Of £102,500

NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained two bedroom purpose built ground floor apartment, benefitting from electric panel heating and UPVC double glazing throughout. with all amenities close at hand including shops and within easy reach of major road networks.

Accommodation comprises an entrance hall, lounge/ kitchen/ dining room, two good sized bedrooms and a bathroom. Currently with tenants in situ, this would make an ideal investment for a buy to let investor.

DIRECTIONS

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road round and turn left at the junction onto Beatrice Street. Continue along, and Beatrice Court apartments can be seen on the left hand side.

ENTRANCE HALL

The entrance hall has a door leading out to the communal hallway, store cupboard with the hot water tank, electric wall heater and doors leading to all the rooms.

LOUNGE 10'0" x 11'5" (3.06m x 3.49m)



The lounge area has a window to the front, television point, telephone point wood flooring and opens onto the kitchen.

KITCHEN 6'2" x 11'1" (1.90m x 3.39m)



The kitchen is fitted with a range of modern quality base and wall units with contrasting work surfaces over, built-in single electric oven, electric hob, canopy style cooker hood, built-in washing machine, ceramic tiled floor, part tiled walls, stainless steel sink with a mixer tap over, electric wall heater and a window to the front.

BEDROOM ONE 10'4" x 9'3" (3.17m x 2.83m)



A good sized double bedroom having a window to the rear, electric wall heater and a television point.

BEDROOM TWO 6'7" x 11'3" (2.03m x 3.43m)



Having a window to the rear, electric wall heater and a telephone point.

BATHROOM 5'6" x 6'10" (1.70m x 2.10m)



Fitted with a modern three piece in white comprising a panelled bath with an electric shower over, low level w.c. and pedestal wash hand basin with mixer taps, chrome heated towel rail, shaver socket and ceramic tiled floor.

TO THE OUTSIDE

To the outside there is a communal garden area to the front along with bin store to the rear.

Details about the property

There is a charge payable of £149 per quarter, (£596 per year) which covers the ground rent, building insurance and maintenance of the shared areas.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo

Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

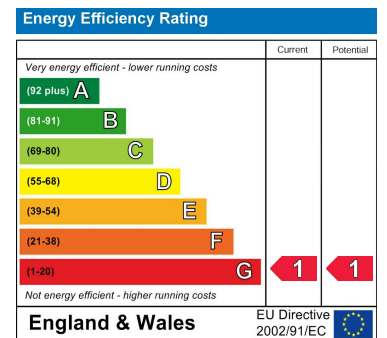
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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