

# Town & Country

Estate & Letting Agents



**4 Queens Park House, Oswestry, SY11 2HZ**

**Offers In The Region Of £139,995**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this well presented, double bay fronted ground floor apartment located in a sought after location within walking distance of Oswestry town centre. The property offers two double bedrooms, one with an en suite, bright lounge, modern fitted kitchen and a family bathroom. There are communal gardens to the outside along with off road parking. The building is full of charm and character and is ideal for those wanting easy living in a superb location.

### Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and take a left turn at the junction onto Upper Brook Street. At the traffic lights go straight ahead and continue along Victoria Road until reaching Queens Road on the right hand side. Queens Park House can be seen on the right hand side.

### Communal Hall



The property is accessed from a communal heated hallway with secure intercoms to each apartment.

### Hallway



Having a radiator, wood flooring, intercom system and door leading to all the rooms.

### Lounge 13'6" x 13'7" (4.13m x 4.16m)



A bright, spacious room with a bay sash window to the front, wood flooring and a radiator. An archway leads through to the kitchen.

### Additional Photograph



### Kitchen 9'5" x 6'3" (2.89m x 1.92m )



The well appointed kitchen is fitted with a range of modern gloss white base and wall units with contrasting gloss work surfaces over, Integrated slimline dishwasher, integrated freezer and fridge, oven with 5 ring hob over, spotlighting, tiled flooring and a stainless steel sink.

**Bedroom One 16'11" x 12'6" (inc ensuite) (5.17m x 3.83m (inc ensuite))**



A lovely, bright double bedroom with a bay sash window to the front, radiator, and built in wardrobe housing the combination boiler. A door leads through to the ensuite.

**Ensuite Shower Room**



Comprising a three piece suite providing a low level W/C, wash hand basin with an extractor fan, shower with glazed screen, tiled floor, shaver point, tiled walls and a heated towel rail.

**Bathroom**



The well appointed bathroom is fitted with a three piece suite providing a low level W/C, wash hand

basin with a mixer tap over, panel bath with a mixer tap and shower over with glazed screen, fully tiled walls and flooring and an extractor fan.

**Bedroom Two 9'6" x 12'2" (2.90m x 3.73m )**



A further double bedroom having a sash window to the front and a radiator.

**Communal Garden**



There is an area to the front of the buildings which is gravelled and shrubbed. There is also allocated parking for the apartments to the side and the rear.

**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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### **To Book a Viewing**

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

### **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.

### **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.

### **Tenure/Council Tax**

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor. There is a annual service charge payable of £1000.00 per annum, this includes building insurance.

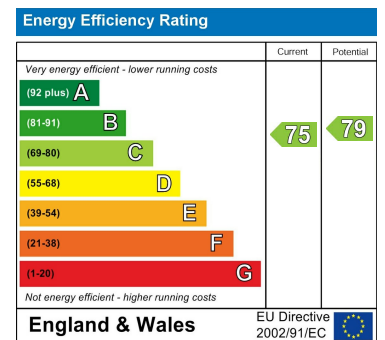
The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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 must 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.

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