

# Town & Country

Estate & Letting Agents



**6 The Tanyard, Oswestry, SY11 1LW**

**£740 Per Calendar Month**

**\*\* UNDER APPLICATION \*\*** Town and Country Oswestry are delighted to present to the rental market this **TWO BEDROOM APARTMENT** in good condition. Situated on the top floor and with allocated undercover parking. All rentals require one month's rent in advance and one month's rent as a deposit. All deposits are held within the Deposit Protection Service (Custodial).

### Directions

From Our Willow Street office proceed up the street and turn right onto Castle Street. Take the first left onto Oak Street where the property will be found on the right hand side identified by our for TO LET board.

### Hallway

With entrance telecom and door to:

### Lounge/Kitchen



With brand new kitchen including base and wall units with work surfaces over, built in fridge freezer, integrated washer/ dryer, integrated hotpoint oven with hon and Elica extractor fan over, stainless steel sink and drainer unit with mixer tap over, ideal combi boiler, breakfast bar, vinyl flooring and window to the rear. Leading to the lounge area with french double doors to the front onto a Juliet balcony, fibreoptic broadband installed and build in satellite and radiator,

### Additional Photograph



### Additional Photograph.



### Additional Photograph..



### Additional Photograph...



### Bedroom One



With window to the front and radiator

### Bedroom Two



With window to the rear and radiator.

### Bathroom



With brand new three piece suite in white comprising of panelled bath with shower attachment over, w/c and wash hand basin, part tiled walls, towel rail, Velux skylight and vinyl flooring.

### Outside/ Parking



With allocated secure parking for one vehicle.

### Views



### Additional Photograph....



## Additional Photograph.....



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Services

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

### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.com), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### Additional Information

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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.

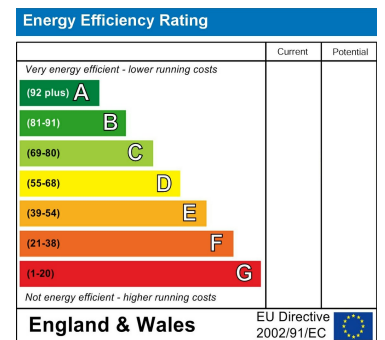
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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