

Town & Country

Estate & Letting Agents



29 Maple Avenue, Oswestry, SY11 2SF

Offers In The Region Of £89,950

WITH NO ONWARD CHAIN!!!! Town and Country Oswestry are pleased to offer this beautifully presented, recently updated and improved first floor one bedroom flat to the market. Located on the outskirts of Oswestry town, all local amenities are close at hand whilst road networks to town and cities are easily accessible. This would be an ideal investment or First Time Buy property or for those looking to downsize. The property has central heating, double glazing and a large garden to the rear.

Directions

From the town centre take the Salop Road heading out of Oswestry. Carry onto the Shrewsbury Road turning left onto College Road. Turn right onto Hazel Grove and then right again onto Maple Avenue. The property will be found on the left hand side set back off the road.

Accommodation Comprises

The property is accessed via shared secure staircase with intercom door system making it very secure.

Hallway

With a part glazed door, newly installed grey vinyl wood effect flooring and doors leading off to all the rooms.

Lounge 10'2" x 13'6" (3.10m x 4.13m)



With a window to the front, radiator, feature fireplace with an electric inset fire and a Videx intercom system. A door leads through to the kitchen.

Kitchen 6'6" x 7'9" (2.00m x 2.38m)



Having a window to the rear, recently installed base and wall units with work surfaces over, single bowl stainless steel sink with a drainer, plumbing in place for a washing machine plumbing and space for a dishwasher, oven, ceramic hob, chimney style extractor fan, radiator, pantry off and airing cupboard off.

Additional Photo



Bedroom One 10'7" x 10'7" (3.25m x 3.23m)



A good sized double bedroom with a window to the front and a radiator.

Study/Utility 6'6" x 4'2" (2.00m x 1.28m)

With a window to the rear.

Bathroom



With a window to the rear, recently updated three piece suite comprising a panelled bath, low level w.c., wash hand basin, radiator, vinyl floor and part tiled walls.

Front garden

There is a communal lawned area to the front.

Rear garden



To the rear of the property there is a brick built outhouse and a good sized lawned garden.

Tenure/council tax

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

We believe the council tax to be in Band A

The property has a 125 year lease dated from 1992. Ground rent was paid for a three month period October - December 2021 and was £69.73.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Make an offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms

of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

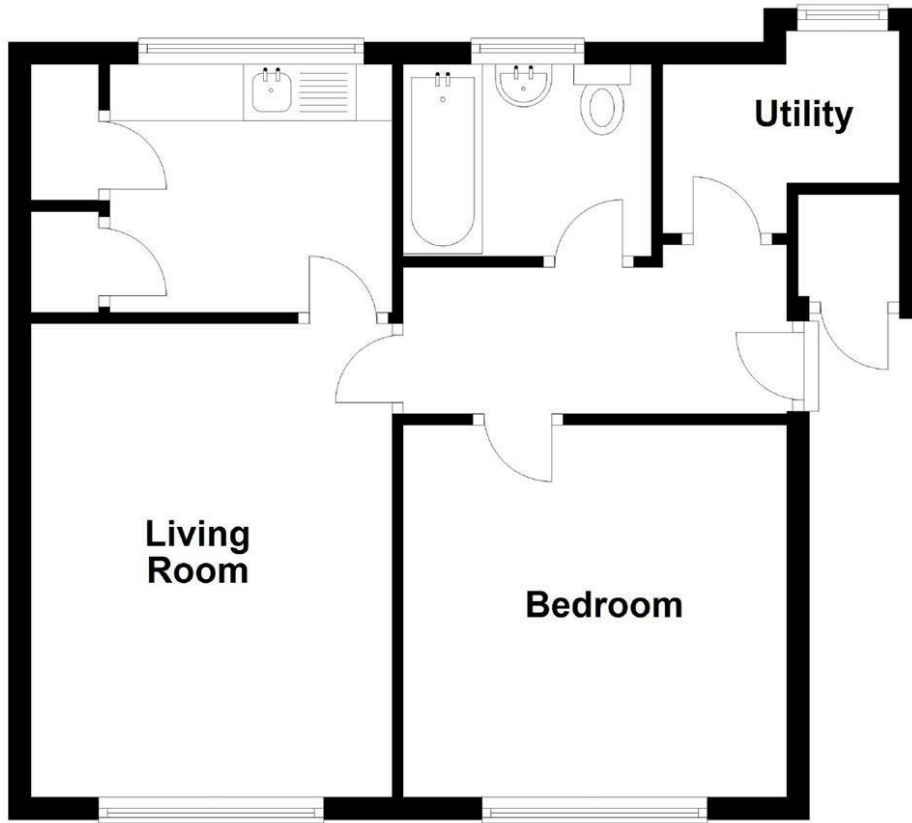
Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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



Ground Floor

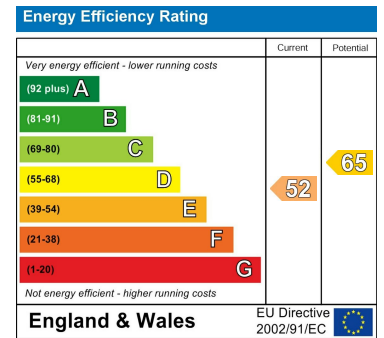
Approx. 45.9 sq. metres (494.0 sq. feet)

Total area: approx. 45.9 sq. metres (494.0 sq. feet)

Area Map



Energy Efficiency Graph



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