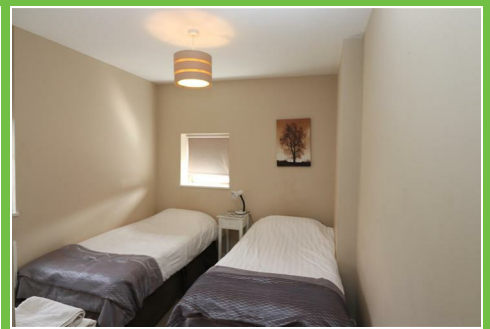


# Town & Country

Estate & Letting Agents



**Flat 3 18a Oswald Road, Oswestry, SY11 1RE**

**£139,950**

Town and Country Oswestry are pleased to offer to the market this IMMACULATE TWO BEDROOM VICTORIAN APARTMENT WITH TWO ENSUITE SHOWER ROOMS. Available immediately and with no chain, the property is situated in Oswestry town Centre with all amenities within walking distance, this property is perfect for first time buyers or property investors having been used as a successful Air B & B.



## Directions

From our Oswestry Office proceed up Willow Street before reaching the crossroads. Take the left turn into Castle Street and follow the road until reaching the bottom of the hill (opposite the petrol station). Turn left and follow the one way system around keeping right onto Oswald Road where the property will be found on the left hand side set back from the road.

## Hallway

Private entrance hall with part glazed door.

## Open Plan Living Space 26'8" x 8'9" (8.13 x 2.68m)



The open plan living space and kitchen has dual aspect windows, a radiator and a TV point. The kitchen area is fitted with a range of base and wall units with contrasting worktops over. There is a single bowl sink with drainer & mixer tap over, built in gas oven and hob, plumbing for a washing machine, a radiator and high quality engineered wooden flooring.

## Kitchen



## Living Space



## Additional Photograph



## Bedroom One 13'6" x 12'4" (4.13 x 3.77m)



This generous double bedroom has a radiator, window to the side, recessed previous fireplace area, two built in wardrobes, TV point and a door leading to the en-suite shower room.

### Additional Photograph



### En-Suite Shower Room



### En-suite Shower Room



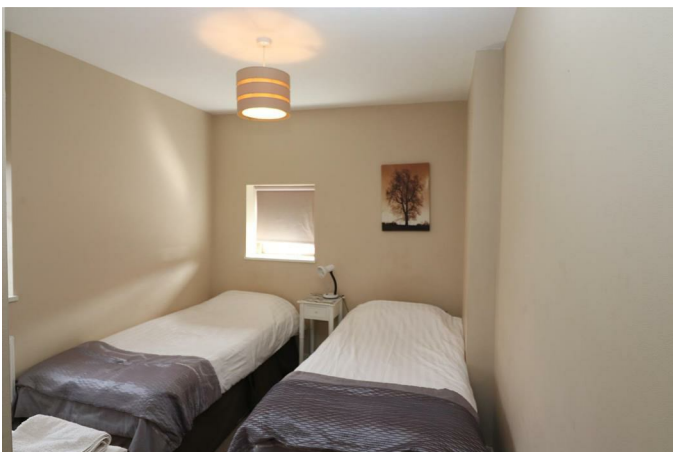
The en-suite has a W/C, wash hand basin with mixer tap over on a vanity unit with useful storage, large shower cubicle with electric shower, heated towel rail and an extractor fan.

The second en-suite has a W/C, wash hand basin with mixer tap over on a vanity unit with useful storage, large shower cubicle with electric shower, heated towel rail and an extractor fan.

### Additional Photograph

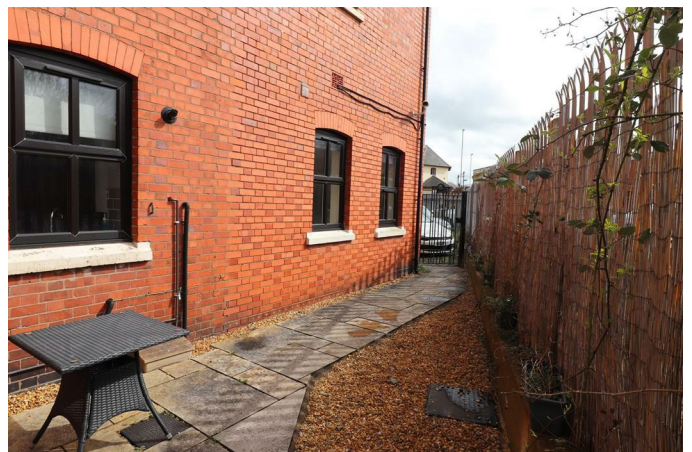


### Bedroom Two 11'2" x 8'3" (3.42 x 2.54m)



Bedroom two has a radiator and a window to the side. A door leads to the second en-suite shower room.

### To The Outside



There is shared/communal space to the outside of the apartment with an area perfect for sitting out and keeping plants. There is no parking with this property however there are a number of parking options nearby.



### **Tenure/Council Tax**

We understand the property is leasehold with share of the freehold, although purchasers must make their own enquiries via their solicitor. There is an annual service charge payable of £616.66.

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

### **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.

### **Town and Country Services**

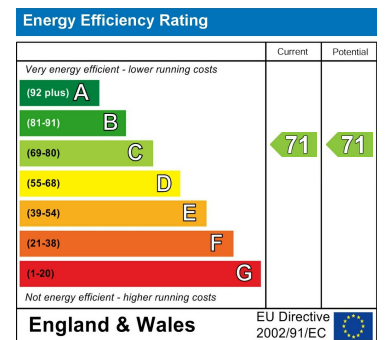
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

## 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk