

# Town & Country

Estate & Letting Agents



**8 Oswalds Court, Oswestry, SY11 2TR**

**Offers In The Region Of £132,000**

Town and Country are pleased to introduce to the market this spacious TWO BEDROOM apartment in great TOWN CENTRE LOCATION! The property is part of a beautiful period building with lots of character and charm and views over the park. Having two bedrooms, kitchen, shower room and lounge/ dining room, this is a great first time buy/ investment or ideal for those looking for easy living within walking distance of the town. There is off road parking and a communal garden area. A superb property in a very convenient position within the town!

## Directions

From our Willow street office proceed up and turn left onto Welsh Walls. Follow the road around and turn right onto upper Brook Street and then first right onto Oswalds Well Lane. Proceed around and turn right onto Jemmett Close where the property will be found on the right hand side.

## Hall



Having parquet flooring (covered over with carpet), loft hatch, radiator and doors leading to all the rooms. A door leads out to the lobby area.

**Lounge/Dining Room 14'7" x 10'6" + 4'8" x 8'1"**  
**(4.46m x 3.21m + 1.44m x 2.48m)**

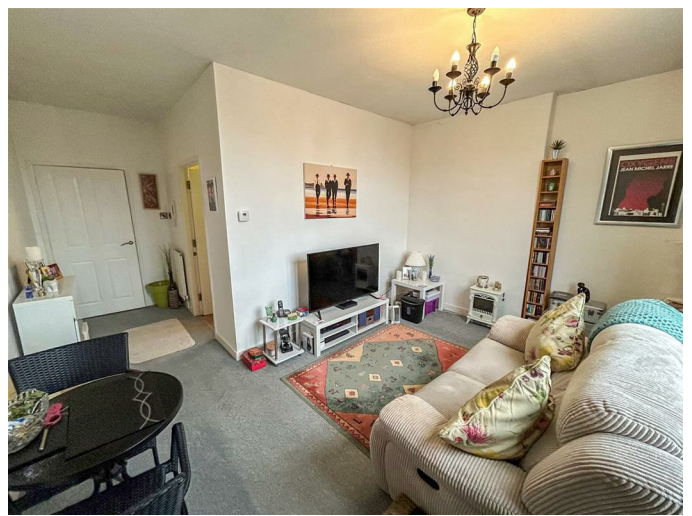


A bright, good sized room with a large sash window to the side, high ceiling, parquet flooring (covered over), BT and a radiator. A door leads to the kitchen.

## Additional Photograph



## Additional Photograph



**Kitchen 7'7" x 9'7" (2.33m x 2.93m )**



The kitchen is fitted with base and wall units with work surfaces over, stainless steel double sink and mixer tap over, electric oven and hob with extractor fan over, a sash window to the side overlooking the park, wall mounted gas boiler, part tiled walls, plumbing for a washing machine, space for appliances and a radiator.

### Bedroom One 10'7" x 10'11" (3.25m x 3.34m)



A good sized double bedroom having a sash window overlooking the park, high ceilings, parquet flooring (covered over) and a radiator.

### Bedroom Two 7'3" x 11'1" (2.22m x 3.38m)



With a sash window overlooking the park, high ceilings, parquet flooring (covered over) and a radiator.

### Bathroom



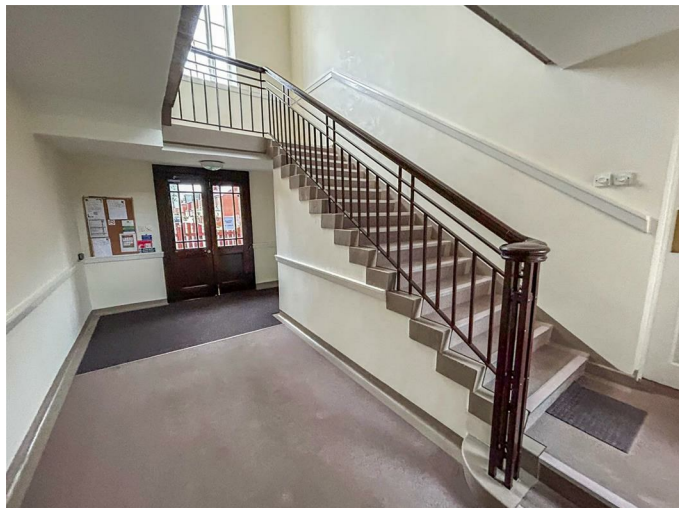
The bathroom comprises a shower cubicle with mains shower, wash hand basin and mixer tap, W/C, radiator, vinyl flooring, part tiled walls and an extractor fan.

### Communal Space



The lovely landing area with original features and large arched window gives access to the apartment on the first floor.

## Additional Photograph



The grand entrance to the building has lots of original features.

## To the Outside



To the outside there is parking and two visitor parking spaces, a lovely communal garden to the rear and a communal cellar for storage.

## To The Side



## Parking



## View



The property enjoys open views over the park from most of the windows.

## Fees and Lease

£129.77 per month for building insurance, maintenance and ground rent.

The lease is 999 years from 1998.

## 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.

### **Tenure/Council Tax**

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

The property is in council tax band B.

### **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.

### **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.

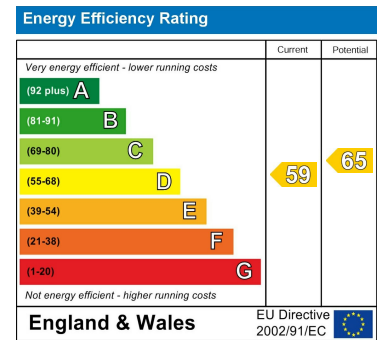
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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