

# Town & Country

Estate & Letting Agents



**3 Regent Court, Oswestry, SY11 2BU**

**Offers In The Region Of £105,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well placed, purpose built two bedroom ground floor retirement apartment conveniently located CLOSE TO THE TOWN. Accommodation comprises good sized hallway with storage, two bedrooms (one with en suite) shower room, lounge/ dining room and a kitchen. Having all amenities close at hand. the property has been well maintained by the current owners and offers bright, spacious accommodation. The market town of Oswestry is within level walking distance with shops and public transport. The complex is aimed at the over 55's.

## Directions

By Foot: From our Oswestry office turn left and then right onto Church Street. Follow the road up before turning left by over red square. Follow the road down passed Marks and Spencers and proceed to the junction. Turn left onto Roff Street where the complex will be seen on the left and the gated entry is on the bottom side of the main entrance.

## Accommodation Comprises

### Hallway



The good sized hallway has a door to the front, electric radiator, airing cupboard and a range of fitted storage cupboards with bi fold doors having shelving. Doors lead to all the rooms.

### Bedroom Two 11'0" x 6'9" (3.37m x 2.06m)



The second bedroom has a window to the front, electric radiator, coved ceiling and a built in double wardrobe.

## Shower Room



The shower room is fitted with a low level w.c, wash hand basin, shower cubicle with a Triton electric shower, part tiled walls, vinyl flooring and an electric wall heater.

### Bedroom One 12'6" x 10'0" (3.82m x 3.07m)



The double bedroom is a good size and has a window to the side, built in double wardrobe, electric radiator, coved ceiling and a door leading to the en suite shower room.

**En Suite 7'10" x 5'6" (2.40m x 1.70m)**



The shower room has a walk in double shower cubicle with a Triton electric shower, wash hand basin, low level w.c. ,part tiled walls, part aqua panelling, vinyl flooring and a shaver light.

**Lounge/ Dining Room 15'8" x 12'2" (4.78m x 3.73m)**



The lounge/ dining room has a window to the front and the side, a glazed door leading to the patio area, electric radiator, covered ceiling and an electric fireplace with a surround and hearth. An archway leads through to the kitchen.

**Additional Photo**



**Additional Photo**



**Kitchen 9'1" x 7'10" (2.78m x 2.40m)**



The kitchen is fitted with a good range of base and wall units with work surfaces over, a bow window to the front, one and a half bowl sink with a mixer tap over, electric hob with extractor fan over, electric oven, part tiled walls, vinyl flooring, plumbing for a washing machine and space for a fridge/ freezer.

### Additional Photo



### To The Outside



To the outside there is a lovely place to sit and relax with a raised flower bed and gated access to the front.

### Additional Photo



### Communal Areas



The property has a communal lounge that runs regular events for residents and provides a sociable space for entertaining and meeting.

### Communal Gardens



There are also pretty communal gardens and patio areas along with gated off road parking for residents and visitors.

### Additional Information

We are informed by the vendors that the ground rent is currently £100 a year and the maintenance and service charge is £233 per month.

### 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.

### **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.

### **To Book a Viewing**

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

### **Tenure/Council Tax**

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

125 year lease from 10th January 1993, lease expires 1st April 2114.

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

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

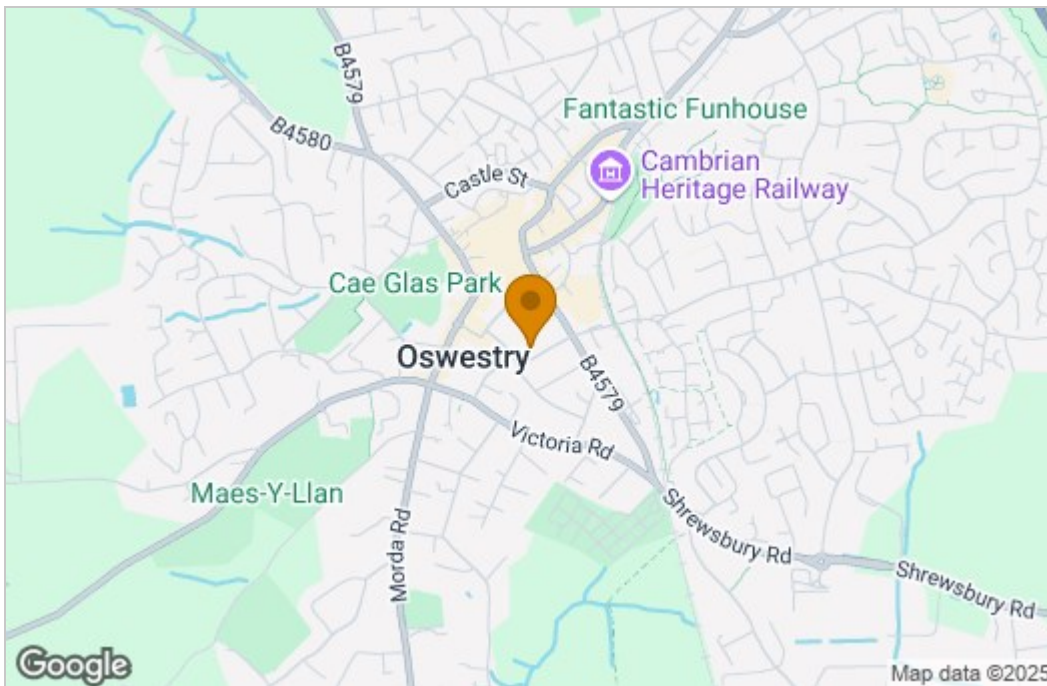
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

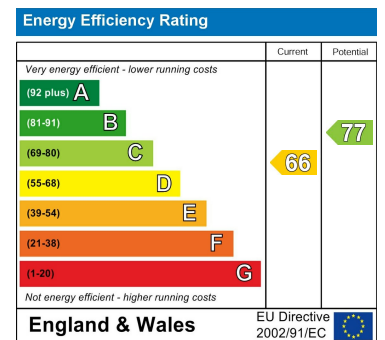
Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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