

Town & Country

Estate & Letting Agents



20 Heather Close, Oswestry, SY11 2UU

Asking Price £105,000

Situated in a quiet cul-de-sac location, this well presented self-contained apartment presents an excellent opportunity for both investors and first-time buyers. The property features a double bedroom, good sized living room, kitchen and bathroom.

The apartment has an extended 125-year lease, providing peace of mind for prospective owners. Its location allows for easy access to the town centre, making it ideal for those who appreciate the convenience of nearby amenities, shops, and local facilities.

Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this apartment on Heather Close is one to view!

Directions

From our Oswestry office take the Salop road out of the town. Proceed out of town before turning left onto College road. Continue along College road before turning right onto Hazel Grove. Turn first right onto Maple Avenue then left onto Llys Place. Take the first turning on the right onto Heather Close where the cul-de-sac will be found on the right hand side.

Accommodation Comprises



Hallway

The property is accessed via a private door into the hallway. Stairs lead to the first floor apartment and doors lead to the lounge, bedroom and bathroom. There is an electric storage heater and a door to an airing cupboard with hot water tank. The downstairs hallway houses the electricity consumer unit.

Bedroom One 11'11" x 10'1" (3.65 x 3.09m)



A window to the front, electric wall mounted heater and a built in double wardrobe.

Bathroom



Panelled bath with Triton electric shower over, wash hand basin, W/C, part tiled walls, vinyl flooring and an extractor fan.

Lounge 10'2" x 14'2" (3.11 x 4.32m)



With a window to the side, electric storage heater, TV point, display shelves and a fire surround with marble hearth.

Kitchen 5'8" x 10'2" (1.73 x 3.11m)



having a window to the front and fitted with a range of base and wall units with worktops over, space and plumbing for a washing machine, stainless steel single bowl sink with drainer, space for an electric cooker with extractor fan over, aqua boarding splashbacks, vinyl flooring and space for a fridge freezer.

To The Outside



The property is situated in a quiet cul-de-sac location and has allocated parking for one vehicle and use of a guest parking space. There is also a small shared green space/garden which the owner can have use of.

Tenure/Council Tax

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor. The current annual ground rent is £75.00.

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

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

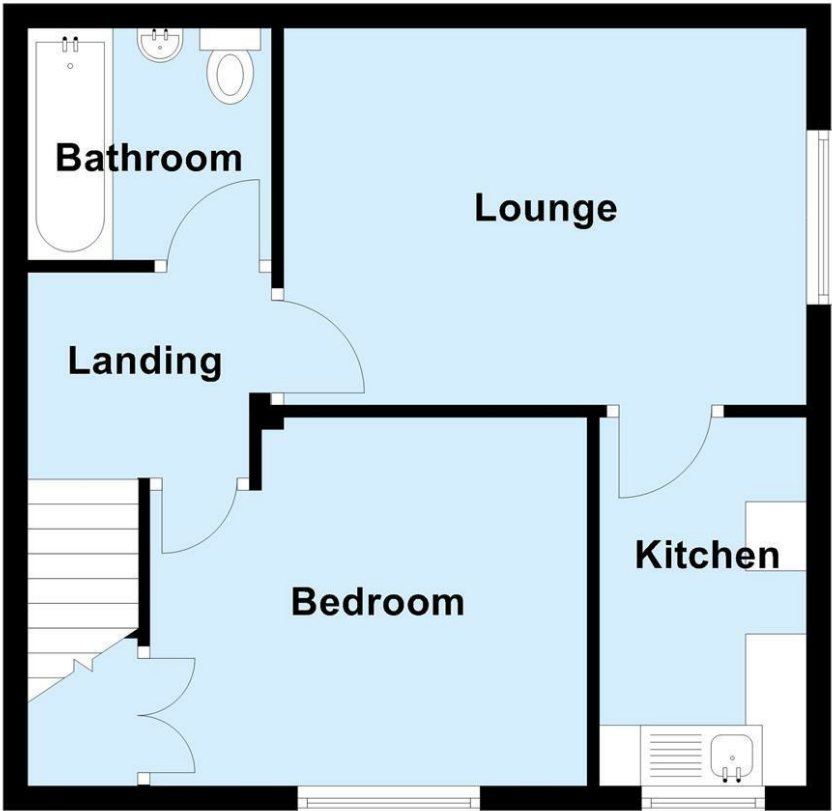
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

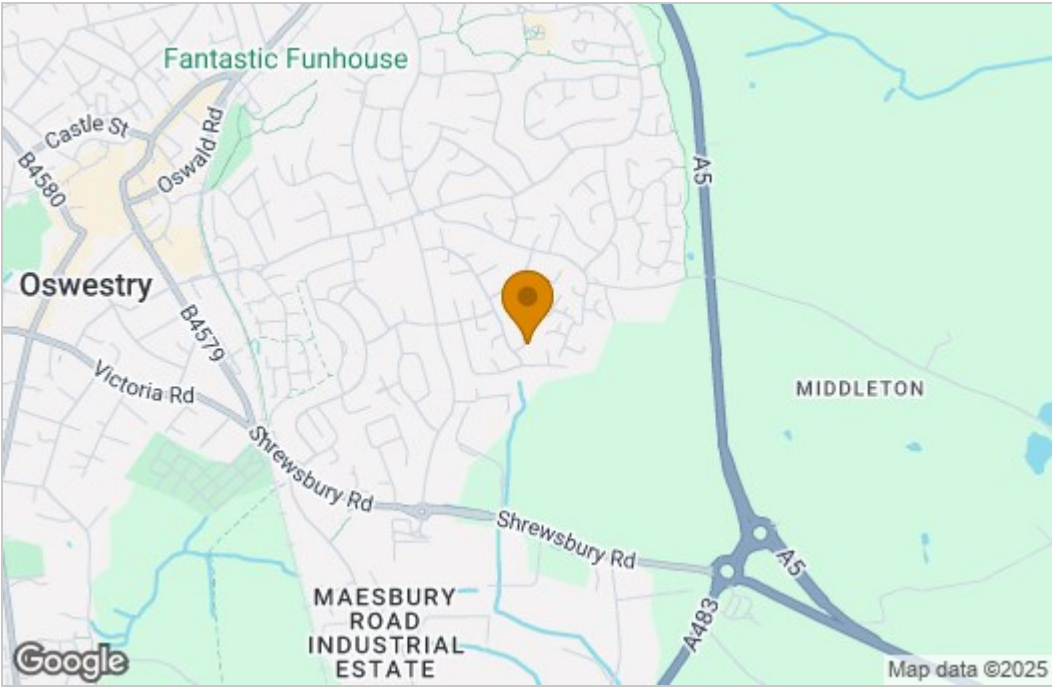
First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)

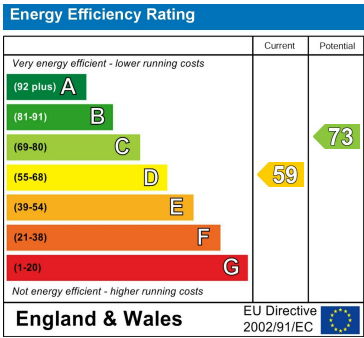


Total area: approx. 39.9 sq. metres (429.3 sq. feet)

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 firms 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