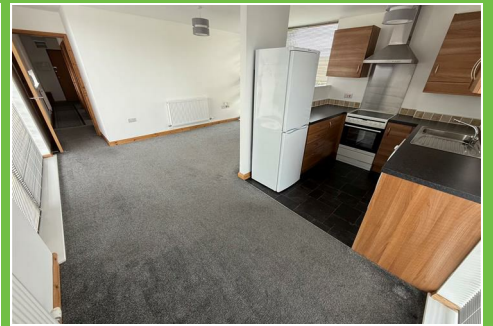


Town & Country

Estate & Letting Agents



8 The Carriages, Oswestry, SY11 1BX

£725

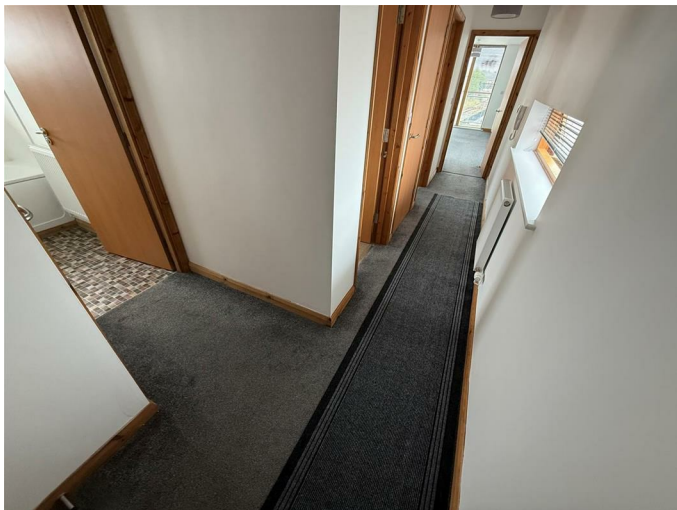
Town and Country Oswestry offer to the rental market this spacious two bedroom second floor apartment in a purpose built complex on the edge of the town of Oswestry. The property is in excellent condition inside and out and has covered parking. All amenities are close at hand with the town being within easy walking distance.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along to the junction and follow the one way system along onto the Gobowen Road. The apartments will be found on the right set back off Gobowen Road just after The Carriages Restaurant and Funhouse.

Accommodation Comprises

Hallway



Having a radiator, window to the front, built in store cupboard off, cloak room and doors to all the rooms.

Bathroom



Fitted with a panelled bath with shower over, low level w.c., wash hand basin, vinyl flooring, radiator, window to the rear and part tiled walls.

Bedroom Two 11'1" x 6'4" (3.39 x 1.93)



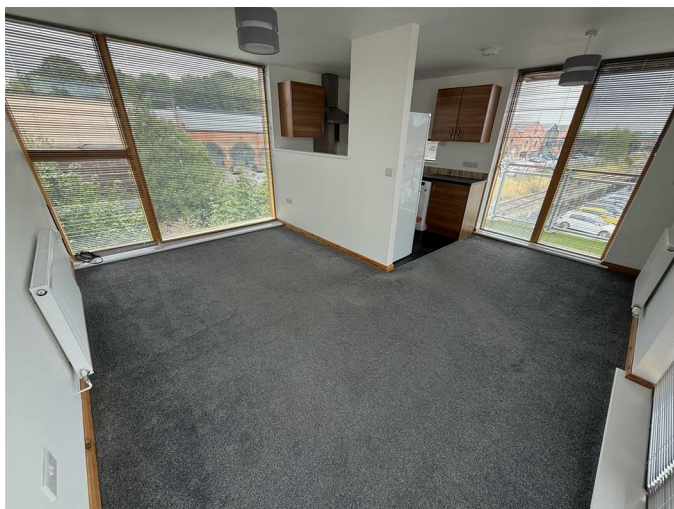
Having a window to the rear and a radiator.

Bedroom One 11'1" x 8'5" (3.37 x 2.57)



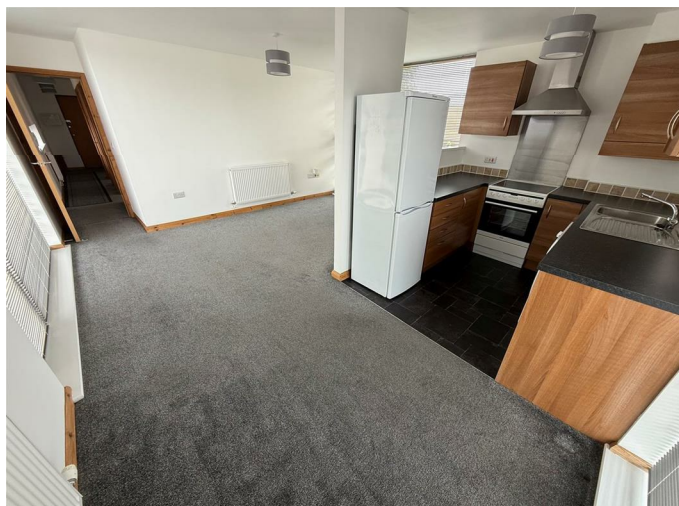
Having a window to the rear and a radiator.

Lounge 15'5" x 8'7" (4.70 x 2.61)



The light and airy lounge has a full length window to the front and the rear and opens onto the dining area and kitchen making it a very sociable space for entertaining.

Additional Photo



Dining Room/ Kitchen 15'5" x 6'11" (4.70 x 2.10)



The dining area has doors at the side leading out onto a balcony with views over the town. The kitchen is fitted with a range of modern base and wall units with work surfaces over, radiator, space for a fridge, cooker space, stainless steel sink with a mixer tap over, plumbing and space for a washing machine, window to the side, vinyl flooring, part tiled walls, chimney style extractor fan with stainless steel splashback and a wall mounted gas fired Worcester boiler.

Balcony

The balcony enjoys views over the town.

Outside

To the ground floor there is a parking area for residents which is covered. A communal secure (intercom system) hallway which is accessed only by the owners or key holders leads to the stairwell and apartments.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

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](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Tenure

We understand the property is leasehold.

Services

The agents have not tested the appliances listed in the particulars.

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.

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

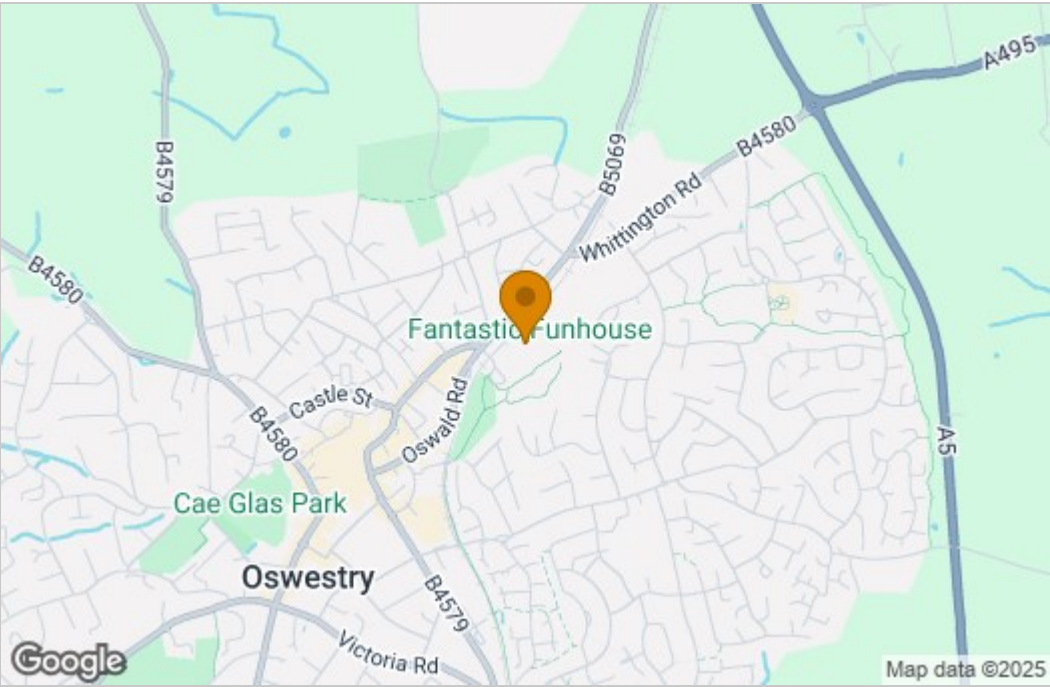
Additional Information

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.

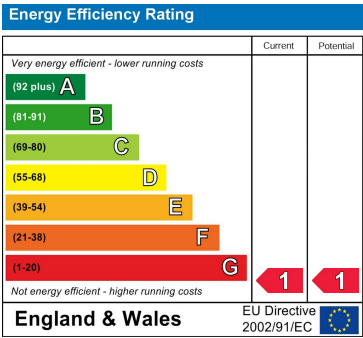
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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