

Town & Country

Estate & Letting Agents



11 Lovett Place, Gobowen, SY11 3QS

Offers In The Region Of £142,100

Welcome to this modern two-bedroom apartment located in Lovett Place, Gobowen. This ground floor residence, built in 2021, offers a generous living space of 753 square feet, making it an ideal choice for individuals or small families seeking comfort and convenience. Being on the ground floor makes it perfect for those looking for level living with easy access and spacious rooms. As you enter the apartment, you will be greeted by a well-designed good sized reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The accommodation includes two thoughtfully appointed double bedrooms, ensuring ample space for rest and privacy. The kitchen and the bathroom are both modern and well-fitted, catering to all your daily needs. This former show apartment boasts a high specification, showcasing contemporary finishes and stylish design throughout. The open-plan layout enhances the sense of space, allowing natural light to flood in and create a bright and airy environment. Situated in Gobowen, this apartment benefits from a peaceful residential setting while still being within easy reach of local amenities and transport links. Whether you are looking to invest or find your next home, this modern apartment offers a perfect blend of style, comfort, and practicality. Do not miss the opportunity to make this lovely property your own.

Directions

From Oswestry take the Gobowen road out of the town. At the roundabout take the second exit towards Gobowen. Continue towards the village then at the mini roundabout take the first exit onto Wats Meadow and continue down onto Henry Robertson Way and follow the road to the bottom. Turn right onto Lovetts Place where the apartment block will be found on the left hand side. Follow the road around where the entrance will be found at the rear. The property is located on the ground floor.

Hall



The spacious hallway has a radiator, built in cupboard with space for appliances and shelving, fitted storage cupboard, wood effect vinyl flooring, open reach point, intercom system and doors leading to all the rooms.

Lounge/ Kitchen 17'3" x 14'2" (5.26m x 4.34m)



The good sized lounge/ kitchen has two windows to one side, a window to the other side with French doors letting in lots of light and leading to a patio area outside, wood effect vinyl flooring, spotlighting and two radiators.

Additional Photograph



Kitchen Area



The kitchen is fitted with a good range of base and wall units with work surfaces over, wall mounted Worcester boiler, stainless steel one and a half bowl sink with a mixer tap over, plumbing for a dishwasher, electric oven, gas hob with stainless steel splash back, chimney style extractor fan, integrated fridge/ freezer and under unit lighting.

Bedroom One 9'10" x 12'4" (3.01m x 3.76m)



The first double bedroom has a window to the side and a radiator.

Additional Photograph



Bedroom Two 13'6" x 8'8" (4.14m x 2.66m)



The second double bedroom has a window to the side, a radiator and a fitted mirror fronted double wardrobe.

Bathroom 6'9" x 5'9" (2.08m x 1.77m)



The main bathroom has a panelled bath with a mains powered shower over and concealed controls, wash hand basin with a mixer tap over, low level w.c., wood effect vinyl flooring, heated towel rail, shaver point, spotlighting, extractor fan and part tiled walls.

To The Outside



The property benefits from a communal garden area along with two allocated parking bays. There is also a patio area off the lounge ideal for sitting out and relaxing.

Additional Photo



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.

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. The lease is for 999 years and started in 2022. The current owners pay £128 a month for maintenance and ground rent.

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

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

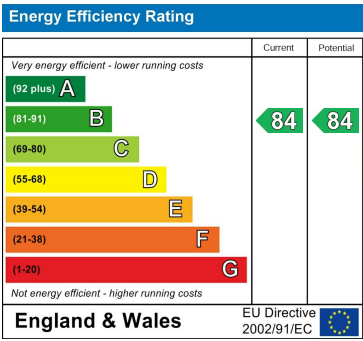
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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