

Town & Country

Estate & Letting Agents



12 Beatrice Court, Oswestry, SY11 1DT

£700

AVAILABLE IMMEDIATELY!!! TOWN AND COUNTRY OSWESTRY ARE PLEASED TO OFFER THIS TWO BEDROOM APARTMENT. Accommodation comprises entrance hall, lounge, kitchen, two bedrooms and bathroom and benefits from electric panel heating and UPVC double glazing throughout and integrated appliances such as Cooker, Fridge/Freezer, Washing Machine and Dishwasher. The property is within walking distance of all local amenities including shops and schools. All rentals require one months rent in advance and one months rent as a damage deposit. A credit check will be carried out on every Applicant and Guarantor wanting to be named on the contract.

DIRECTIONS

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road round and turn left at the junction onto Beatrice Street. Continue along, and Beatrice Court apartments can be seen on the left hand side.

ENTRANCE HALL



Having a door to the communal hall, wood flooring, electric wall heater, store/ airing cupboard off and doors leading to all the rooms.

LOUNGE/KITCHEN 16'6" x 11'6" (5.05m x 3.53m)



The kitchen area is fitted with a range of modern base and wall units with work surfaces over, integrated fridge/ freezer, built in electric oven, ceramic hob and extractor fan over, integrated washer/ drier, part tiled walls, electric wall heater, stainless steel sink with a mixer tap over, a window to the front and tiled flooring.

ADDITIONAL PHOTO



The lounge area has wood flooring and windows to the front and side along.

BEDROOM ONE 11'4" x 9'3" (3.47m x 2.83m)



Having a window to the front and side and an electric wall heater.

BEDROOM TWO 8'10" x 11'1" (2.70m x 3.39m)



Having a window to the rear and an electric wall heater.

BATHROOM 5'6" x 6'10" (1.70m x 2.10m)



The bathroom is fitted with a panel bath with a shower over and glass screen, wash hand basin, low level w.c., window to the side, heated towel rail, extractor fan, tiled flooring and part tiled walls.

OUTSIDE

To the rear of the apartments there is a communal area with bin storage.

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 vendor informs us that the lease is for 999 years and started on 1st April 2007. There is a service charge payable of £149 per quarter inclusive of insurance.

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

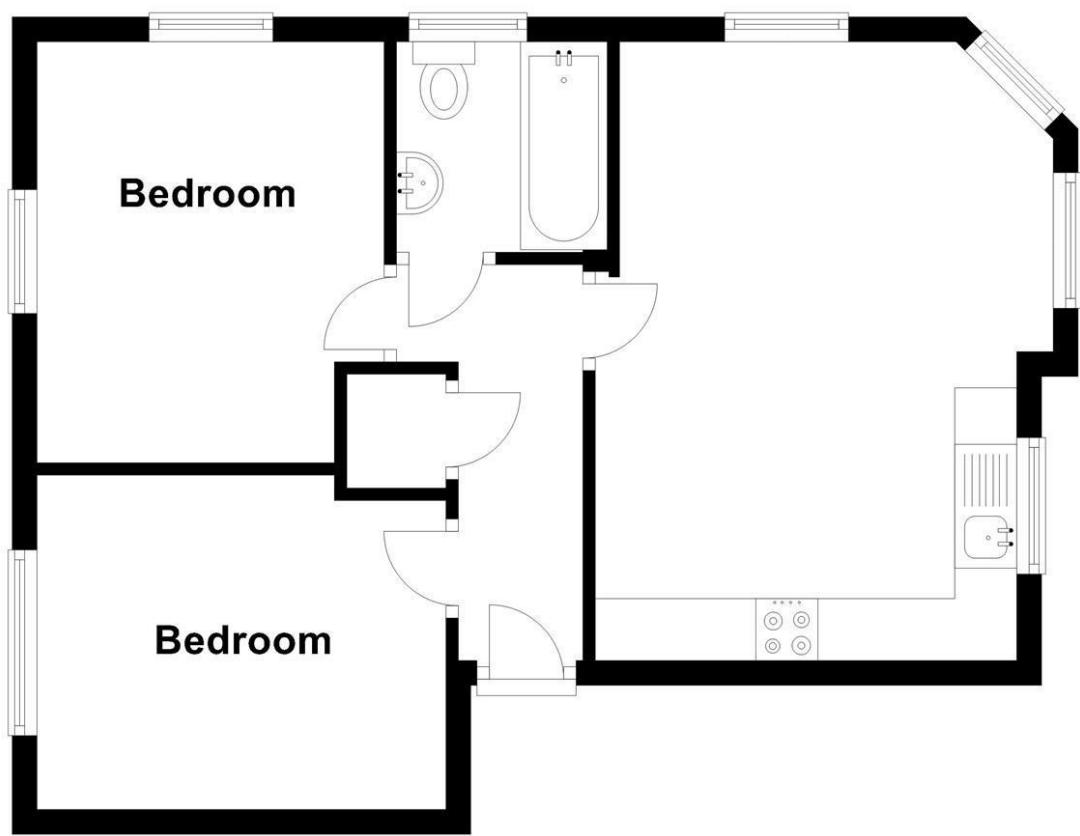
Saturday: 9.00am to 4.00pm

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

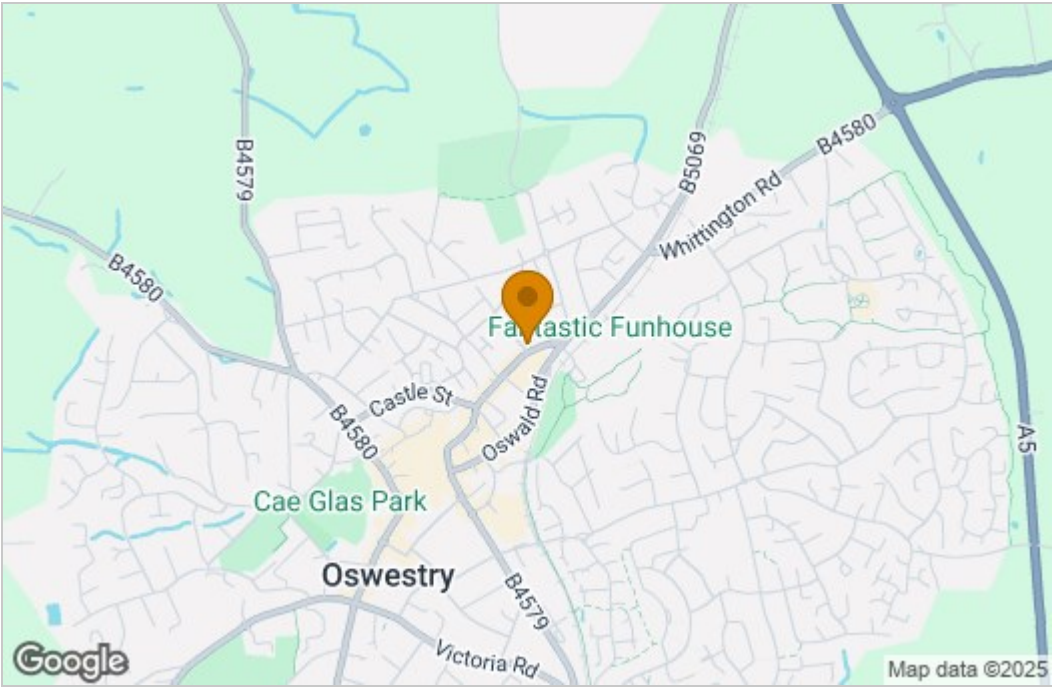


Ground Floor

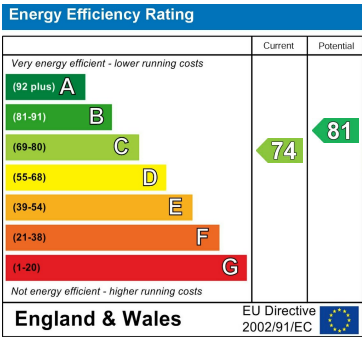
Approx. 44.6 sq. metres (479.9 sq. feet)

Total area: approx. 44.6 sq. metres (479.9 sq. feet)

Area Map



Energy Efficiency Graph



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