

Town & Country

Estate & Letting Agents



6 Queens Park House, Oswestry, SY11 2HZ

Offers In The Region Of £125,000

WITH NO ONWARD CHAIN!!! Welcome to Queens Park House, a splendid first-floor apartment located on the desirable Queens Road in Oswestry. This fantastic conversion boasts a modern finish and high specification, making it an ideal choice for first-time buyers, downsizers or savvy investors looking to expand their portfolio. The apartment features a well-proportioned reception room with high ceilings that offers a bright and inviting space, perfect for relaxation or entertaining guests. The double bedroom is designed with comfort in mind, providing a peaceful retreat at the end of the day. The bathroom and bathroom are fitted with contemporary fixtures, ensuring a stylish and functional space. Situated in a sought-after location, this property is within walking distance to the town centre, where you can enjoy a variety of shops, cafes, and local amenities. The combination of a spacious layout and modern design makes this apartment a truly appealing option for those seeking a convenient lifestyle in Oswestry. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment at Queens Park House is not to be missed. Embrace the chance to own a piece of contemporary living in a vibrant community.

DIRECTIONS

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and take a left turn at the junction onto Upper Brook Street. At the traffic lights go straight ahead and continue along Victoria Road until reaching Queens Road on the right hand side. Queens Park House can be seen on the right hand side.

ACCOMODATION COMPRISES



A communal hallway with a beautiful stained glass window leads to the property entrance.

HALL 13'1" x 3'3" (4.00m x 1.00m)

The hallway has wooden flooring, intercom phone, radiator and doors leading to all rooms.

LOUNGE / KITCHEN 20'5" x 16'4" max (6.23 x 4.98 max)



A fantastic open plan space having high ceilings and large windows to two sides letting in lots of natural light. With wooden flooring, wall lights, tv point and a radiator.

ADDITIONAL PHOTO



ADDITIONAL PHOTO



KITCHEN AREA



The modern kitchen area is fitted with a range of base and wall units with work surfaces over, integrated washing machine, integrated fridge/freezer, gas hob, cooker, chimney style extractor fan and integrated dishwasher. There are part tiled walls and high ceilings.

ADDITIONAL PHOTO



BEDROOM 13'8" x 14'6" (4.18m x 4.44m)



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

BATHROOM 8'2" x 5'2" (2.50m x 1.60m)



The modern bathroom has full tiled walls and flooring, WC, wash hand basin, shower over the bath, extractor fan and spotlighting.

OUTSIDE



To the outside of the property there is designated parking and a communal garden area.

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. We are informed the lease is 999 years from 1st April 2007. There is an annual service charge of £622.24 (estimated) which may be paid as one annual payment or can be paid quarterly.

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 5.00pm

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

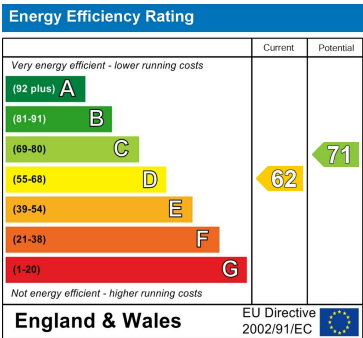
their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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