

# Town & Country

Estate & Letting Agents



**3 Beatrice Court, Oswestry, SY11 1FD**

**Offers In The Region Of £117,500**

NO ONWARD CHAIN!! Town and Country Oswestry offer this well presented ground floor two double bedroom apartment in the popular and vibrant market town of Oswestry. The property is well placed for all amenities and is located in a purpose built block of just twelve similar properties with communal facilities. Having a modern finish and feel, the apartment is ideal for various buyers such as first time buyers or investors or those looking for ground floor, easy level living. The town centre is just a five minute walk away offering every day amenities. Good road links connect the property to larger towns and cities.



## **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. The property is located on the ground floor.

## **ACCOMMODATION COMPRISES:**

**ENTRANCE HALL 9'10" x 5'3" max (3.00 x 1.60 max)**



With doors off to all rooms and store cupboard (0.7x0.7).

**LOUNGE/ KITCHEN 17'4" x 11'5" (5.29m x 3.49m)**



The lounge area has a window to the front, wood flooring, electric wall heater, television point and telephone point.

## **KITCHEN AREA**



With a modern fitted kitchen with built-in single electric oven, electric hob, canopy style cooker hood, space and plumbing for a washer/dryer, ceramic tiled floor, part tiled walls, space for a fridge/ freezer and a window to the front.

**BEDROOM ONE 12'3" x 9'3" (3.75m x 2.83m)**



With a window to the rear, electric wall heater and television point.

### **BEDROOM TWO 7'4" x 11'0" (2.24m x 3.36m)**



With a window to the rear, electric wall heater and telephone point.

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



The bathroom is fitted with a modern three piece in white comprising panelled bath with electric shower over, low level w.c. and pedestal wash hand basin, chrome taps, chrome heated towel rail, shaver socket and ceramic tiled floor.

### **OUTSIDE**

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

### **ENVIRONMENT IMPACT RATING**

### **VIEWING**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY I.E.A ON OSWESTRY 679631

### **OUR SERVICE**

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 - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### **TO MAKE AN OFFER**

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **SERVICES**

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

### **TENURE/ COUNCIL TAX**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

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

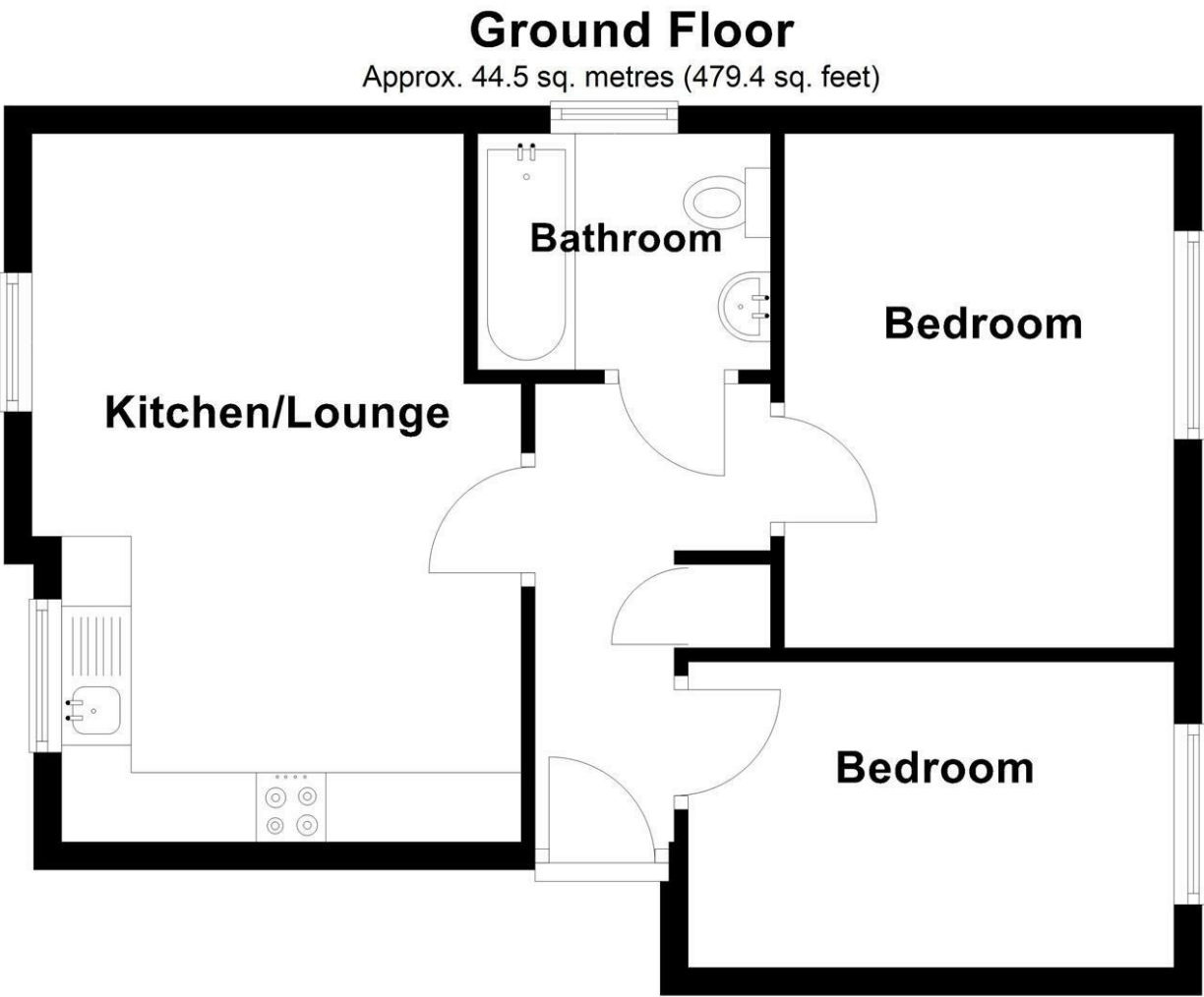
### **Hours Of Business**

Our office is open:

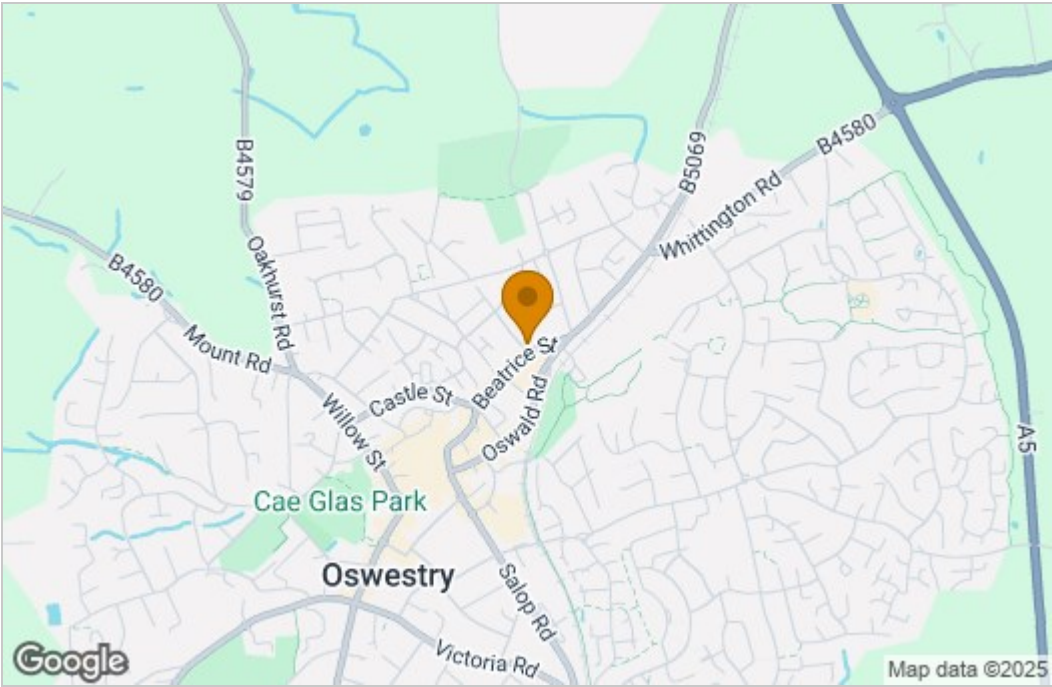
Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

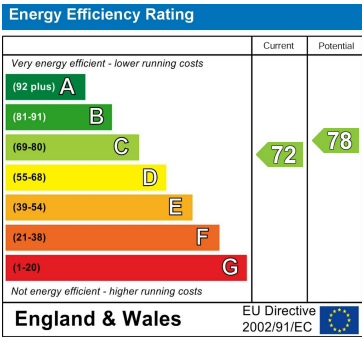
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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