

# Town & Country

Estate & Letting Agents



Flat 16 Oswald Road, Oswestry, SY11 1RE

Offers In The Region Of £98,000

WITH NO CHAIN!! This one-bedroom apartment on Oswald Road presents an excellent opportunity for those looking to invest or settle in the heart of Oswestry, this delightful one-bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a well-proportioned reception room that serves as a versatile living area/dining and kitchen area. The layout flows seamlessly, creating an inviting atmosphere that is both functional and stylish. The good sized double bedroom is a tranquil haven, the apartment also features a modern bathroom, equipped with essential amenities to cater to your daily needs. Situated in a central location, this property benefits from proximity to local shops, cafes, and essential services, making daily life convenient. Oswestry itself is a vibrant town, rich in history and community spirit, offering a variety of recreational activities and cultural experiences. A comfortable living space in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a rental investment.

## Directions



From our Oswestry Office proceed up Willow Street before reaching the crossroads. Take the left turn into Castle Street and follow the road until reaching the bottom of the hill (opposite the petrol station). Turn left and follow the one way system around keeping right onto Oswald Road where the property will be found on the left hand side. There is a car park at the old station next to the property.

## Communal Entrance

With wood effect flooring and stairs to the first floor.

## Apartment Entrance

High ceilings throughout, radiator and storage cupboard. Intercom phone.

## Open Plan Kitchen/Living Room



The open plan kitchen and living room is a great size and ideal for entertaining. The modern kitchen area comprises a range of modern white gloss base and wall mounted units with oak worktop over and part tiled surround. 1 1/2 stainless steel sink and drainer with mixer tap over and hose attachment and integrated Bosch oven with Arebos 4 ring induction hob and extractor hood above. There is also an integrated fridge/freezer, dishwasher and washer/drier. The bright yet cosy living area has a storage cupboard housing the Baxi

combination boiler, recess area with wood shelves and two radiators.

## Additional Photo



## Additional Photo



## Additional Photo



## Bedroom



The good sized double bedroom has a uPVC window to the rear aspect, alcove, radiator and TV point.

## Additional Photo



## Bathroom



The modern bathroom is fitted with a panel bath with recently installed shower above with rain head shower attachment and glazed shower screen. Low

level flush WC, wash hand basin with vanity unit below, two mirrors and tiled splashback. Tiled floor and heated towel rail.

## Externally



The property is accessed via a keypad entrance gate from the front to the outside communal area with benches, bike rack and barbeque facilities. There is also access to this from the rear of the property.

## Storage

Each apartment benefits from a secure internal storage room in the basement which is accessed by a keypad entrance door.

## Service Charges

The annual Ground Rent Charge is £150.00. The annual Management Charge is £350.00 paid annually or quarterly on the 1st January, 1st April, 1st July and 1st October.

## Tenure/Council Tax

We understand the property is leasehold, 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.

## Services

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

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## 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.

### **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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

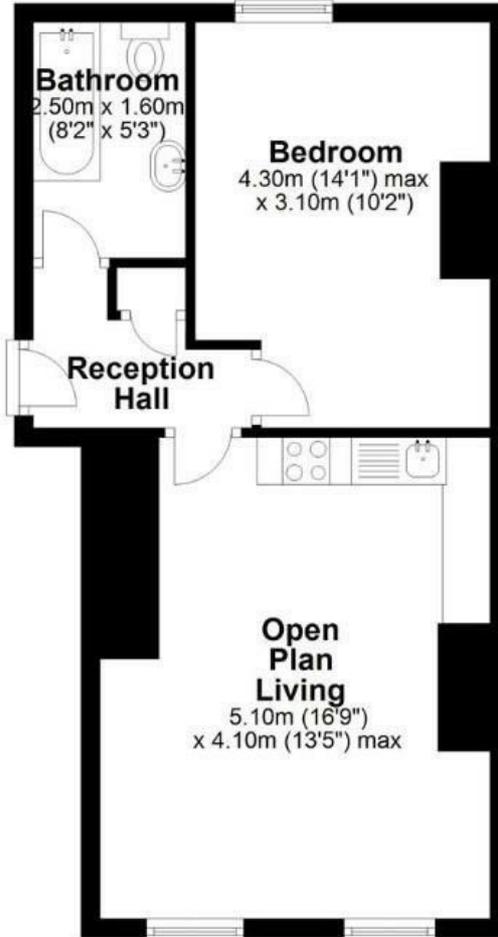
### **Money Laundering Regulations**

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.

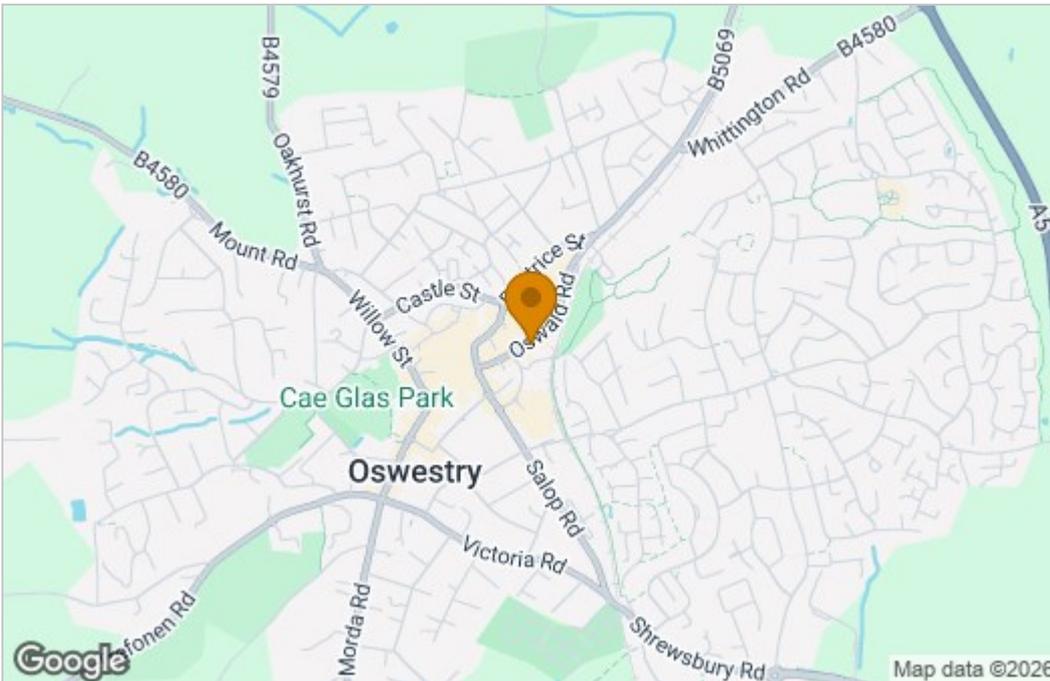
## Floor Plan

### Ground Floor

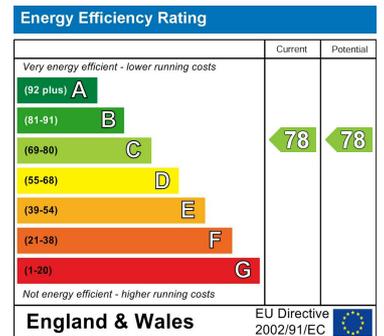
Approx. 42.0 sq. metres (451.7 sq. feet)



## 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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