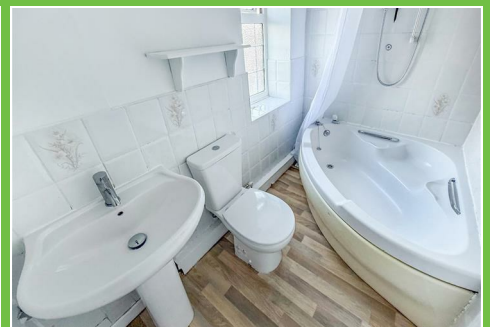


# Town & Country

Estate & Letting Agents



**Llys House , Oswestry, SY11 2ND**

**£550 Per Month**

Town and Country Oswestry are delighted to present to the market this one bedroom first floor apartment with parking and communal outside space close to all amenities within walking distance of Oswestry Town . All deposits are held within the Deposit Protection Service (Custodial). All rentals require one months rent in advance and one months rent as a damage deposit.

### Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the one way system back into the town and onto Salop Road. Turn left onto Middleton Road and continue along, straight ahead at the two mini roundabouts, onto Cabin Lane. Take a right turn onto Charles Parry road then turn left back onto Middleton Road. Take the first turning on the right onto Wilfred Owen Road, then second left onto Wilfred Owen Close. Follow the road along where the property will be highlighted by out TO LET board

### Lobby



With communal door to the front, tiled flooring and access to front door to the property.

### Lounge



With a window to the front and a radiator. A door leads through to the kitchen and the bedroom.

### Bedroom



With a window to the rear and a radiator. A door leads through to the bathroom.

### Kitchen



With wood effect vinyl flooring, fitted base and wall units with work surfaces over, a sink with mixer tap, space for a fridge and freezer, space for a washing machine, electric hob with extractor fan over and spotlighting.

## Bathroom



With a wash hand basin with mixer tap, WC, corner panelled bath with an electric shower over, a window to the rear, part tiled walls and vinyl wood effect flooring.

## Outside



With communal garden and off road parking.

## Communal Gardens



## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## Services

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

## Hours of Business

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 2.00

## Town and Country

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 - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## Additional Information

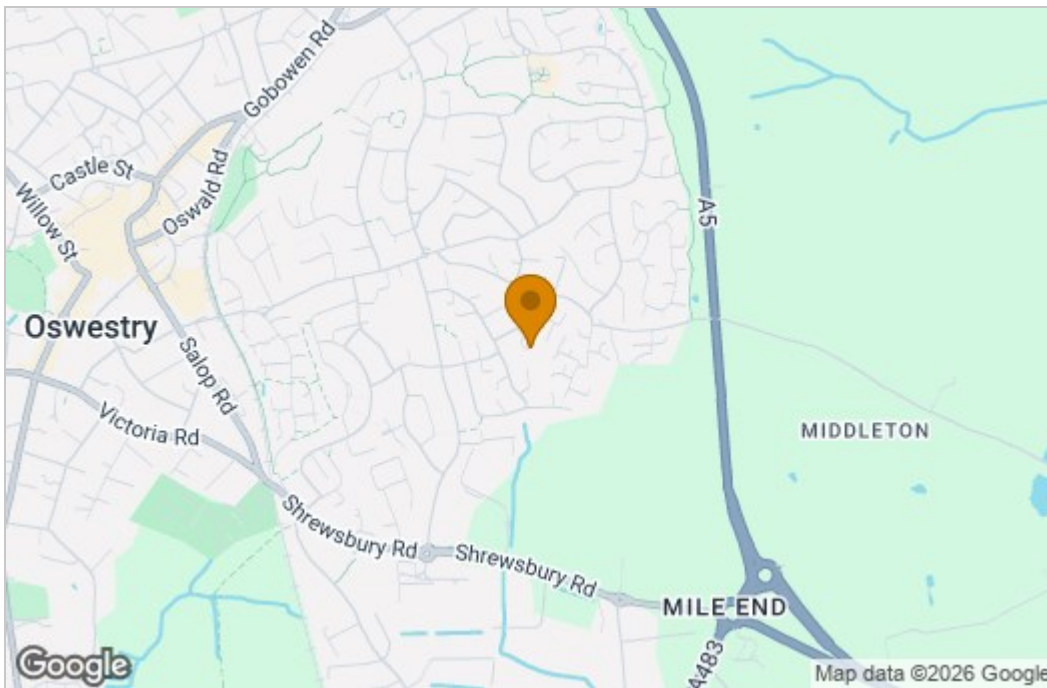
Additional Information

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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