

# Town & Country

Estate & Letting Agents



**42 The Carriages, Oswestry, SY11 1BX**

**£975 Per Month**

Welcome to this modern apartment located at The Carriages on Gobowen Road in the charming town of Oswestry. This delightful property boasts three bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a contemporary bathroom, designed with modern fixtures to ensure your comfort.

One of the standout features of this property is the lovely balcony, where you can enjoy fresh air and views of the surrounding area, making it a perfect spot for morning coffee or evening relaxation.

Additionally, the apartment comes with allocated parking for one vehicle.

With its modern design and thoughtful layout, this apartment at The Carriages is a wonderful opportunity for anyone looking to settle in Oswestry. Don't miss your chance to view this lovely home.



### Directions

From our Oswestry office continue up Willow Street and Turn right onto Castle Street follow the one way system onto Beatrice Street. From there continue and keep in the left lane where the entrance to the property will be found on the right just after the Cambrian Buildings. Follow the driveway along the front of the properties where no 42 will be found on the right hand side.

### Hall



Having a door to the front, radiator and stairs leading to the accommodation.

### First Floor Landing



The first floor landing has a chrome and wood

bannister that leads to the second floor. Doors lead through to the kitchen and the lounge.

### Lounge/ Dining Room



The lovely bright lounge/ dining room has three radiators, spotlighting and a large floor to ceiling window to the front letting in lots of light. The lounge opens onto the kitchen.

### Additional Photograph



## Kitchen



The good sized kitchen is fitted with a range of base and wall units with work surfaces over, electric oven, gas hob, chimney style extractor fan, a window to the rear, ceramic sink with a mixer tap over, tiled flooring, plumbing for a washing machine, part tiled walls and an integrated dishwasher.

### Additional Photo



## Second Floor

The second floor has doors leading to the two bedrooms and the family bathroom. A chrome and wood staircase leads to the third floor.

## Bedroom One



The first double bedroom has a radiator and a full length window to the front letting in lots of light.

## Bedroom Two



The second double bedroom has a radiator and a full length window to the rear letting in lots of light.

## Bathroom



The modern bathroom is fitted with a panel bath with a mixer tap over and a shower head, low level



w.c., wash hand basin on a vanity unit with a mixer tap over, fully tiled walls and flooring, heated towel rail, extractor fan and an airing cupboard.

### Third Floor

The third floor landing gives access to the third bedroom and the second bathroom.

### Bedroom Three



The third double bedroom is a fantastic size having a full length window to the front letting in lots of light, two radiators, spotlighting and patio doors leading out onto the balcony.

### Additional Photo



### Balcony



A lovely private space to sit and relax.

### Second Bathroom



The second bathroom has a double shower cubicle, low level w.c., wash hand basin on a vanity unit with a mixer tap over, heated towel rail fully tiled walls and flooring, a window to the side and an extractor fan.

### Parking

The property has an allocated parking space under the property and space for visitors. There is also a built in store room and a small raised garden area at the rear.

### Business Hours

Monday - Friday 9am to 5.30pm  
Saturday 9am to 2pm

### Viewings

To register any interest to view please complete on line enquiry form though Rightmove or email [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com) to request an interest to view form.

### Tenant Information

Information for tenants:

Rent: £975.00 per calendar month

Deposit: £1,125 Equivalent to 5 weeks rent

Council Tax Band: C (Shropshire Council)

Term: Assured Periodic Tenancies

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

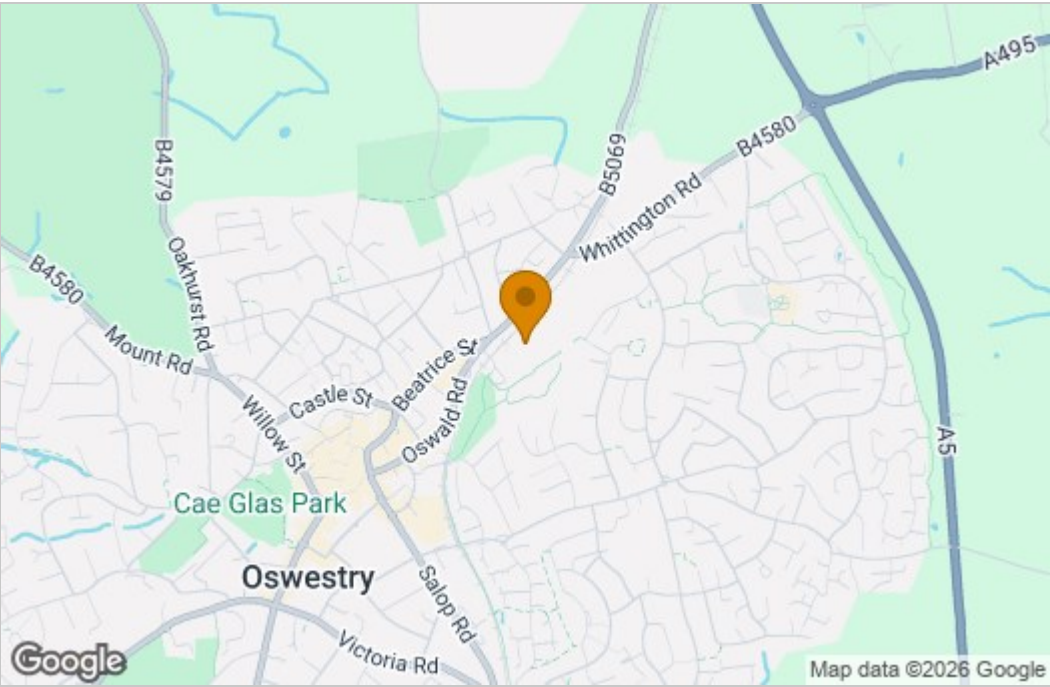
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

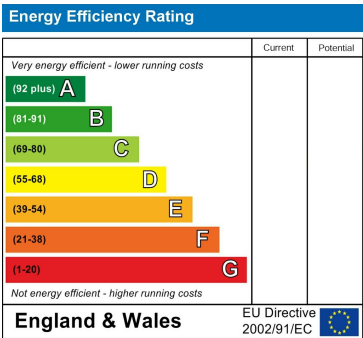
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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

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