

Town & Country

Estate & Letting Agents



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

£775 Per Month

Welcome to this charming apartment located at The Carriages on Gobowen Road in the picturesque town of Oswestry. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a new home to let.

The apartment features a spacious reception room, providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for a small family or professionals looking for extra space. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the key advantages of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. The location itself is superb, with easy access to local amenities, shops, and transport links, making daily life a breeze.

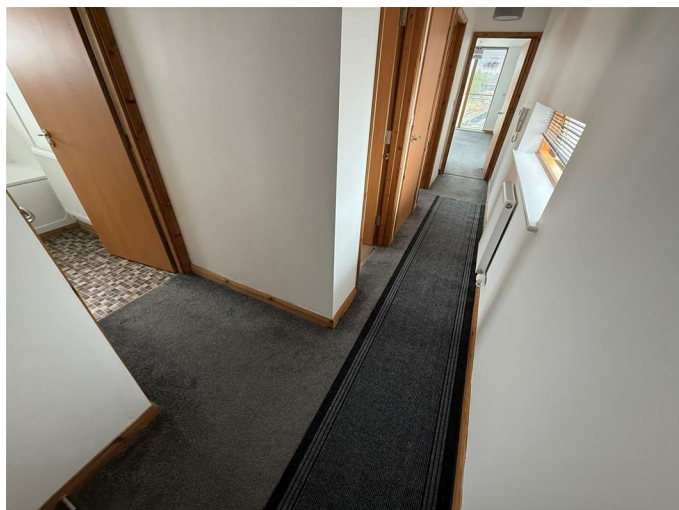
This apartment is perfect for anyone looking to enjoy the charm of Oswestry while benefiting from modern living. Whether you are a young couple, a small family, or a professional seeking a comfortable space, this property is sure to meet your needs. Do not miss the opportunity to make this lovely apartment your new home.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along to the junction and follow the one way system along onto the Gobowen Road. The apartments will be found on the right set back off Gobowen Road just after The Carriages Restaurant and Funhouse.

Accommodation Comprises

Hallway



Having a radiator, window to the front, built in store cupboard off, cloak room and doors to all the rooms.

Bathroom



Fitted with a panelled bath with shower over, low level w.c., wash hand basin, vinyl flooring, radiator, window to the rear and part tiled walls.

Bedroom Two 11'1" x 6'4" (3.39 x 1.93)



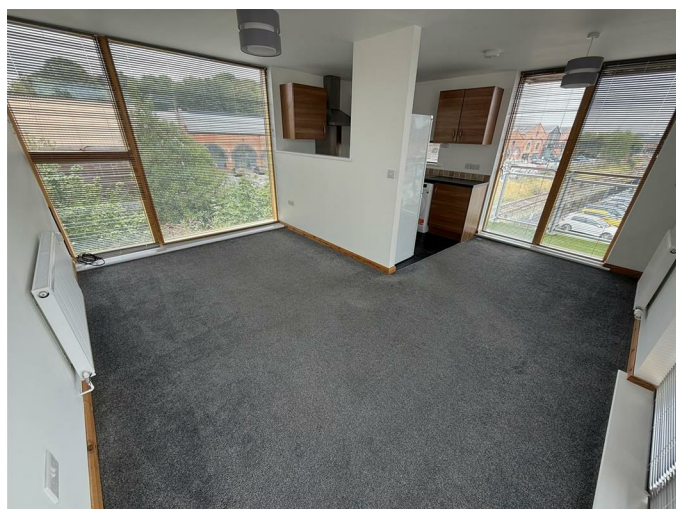
Having a window to the rear and a radiator.

Bedroom One 11'1" x 8'5" (3.37 x 2.57)



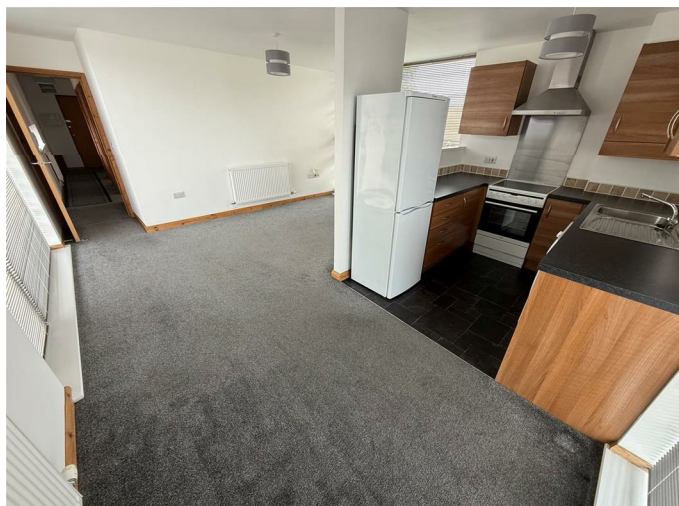
Having a window to the rear and a radiator.

Lounge 15'5" x 8'7" (4.70 x 2.61)



The light and airy lounge has a full length window to the front and the rear and opens onto the dining area and kitchen making it a very sociable space for entertaining.

Additional Photo



Dining Room/ Kitchen 15'5" x 6'11" (4.70 x 2.10)



The dining area has doors at the side leading out onto a balcony with views over the town. The kitchen is fitted with a range of modern base and wall units with work surfaces over, radiator, space for a fridge, cooker space, stainless steel sink with a mixer tap over, plumbing and space for a washing machine, window to the side, vinyl flooring, part tiled walls, chimney style extractor fan with stainless steel splashback and a wall mounted gas fired Worcester boiler.

Balcony

The balcony enjoys views over the town.

Outside

To the ground floor there is a parking area for residents which is covered. A communal secure (intercom system) hallway which is accessed only by the owners or key holders leads to the stairwell and apartments.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Services

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

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours Of Business

Monday - Friday - 9.00 - 5.00
Saturday - 9.00 - 4.00

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.

Tenant Information

Information for tenants:

Rent: £750.00 per calendar month

Deposit: £750.00 Equivalent to 1 Months Rent

Council Tax Band: A (Shropshire Council)

Measurements: All measurements are approximate

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

Variation of Contract (Tenant's Request): £50 (INC 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 (INC

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 (INC 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.

England Tenancy & Compliance Information

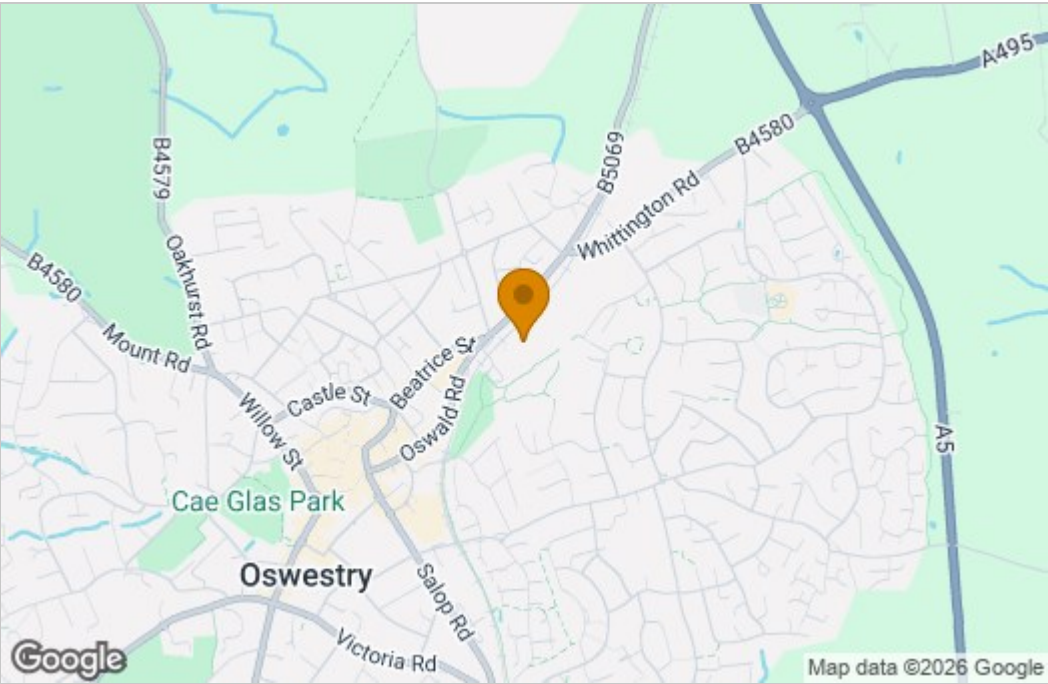
Tenant Referencing & Legal Checks

All prospective tenants over the age of 18 must complete a comprehensive background check via Rightmove Referencing, and progression to the tenancy is strictly subject to receiving a satisfactory reference report. In compliance with UK financial sanctions regulations, all parties involved (including tenants, guarantors, and named occupants) are also screened against the UK Sanctions List. Landlords and agents are required to verify identities and screen against relevant designations from the Office of Financial Sanctions Implementation (OFSI) before proceeding. Additionally, mandatory Right to Rent checks must be completed for all adult occupants prior to the tenancy start date

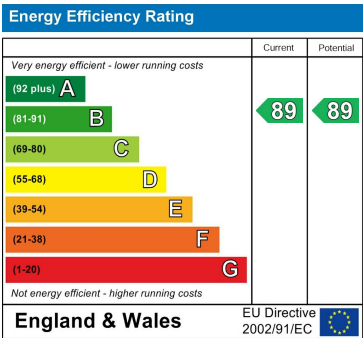
All deposits are held with The Deposit Protection Service (Custodial)

Floor Plan

Area Map



Energy Efficiency Graph



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