

FOR SALE

6 Regent Court, Roft Street, Oswestry, Shropshire, SY11 2BU

SERVICE CHARGE

Annual service charge £1976.00. Per Apartment approximately 2017-2018 figures. £100.00 ground rent.

To Include: Resident Secretary, Building Insurance, Emergency Alarm System, Lift Contract, Window Cleaning, Secretary's Office, Secretaries Accommodation, Light and heat for communal areas, Metered Water Charge, Maintenance of Grounds, Communal area Cleaning, Accountancy Fees, Management and Administration, sinking Fund.

TENURE

We have been informed the property is leasehold.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL

(01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

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

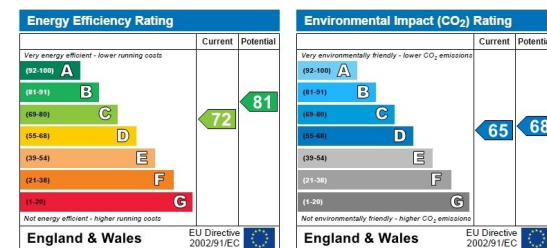
INSPECTED BY

This property was personally inspected by:-

Steven Murgatroyd B.Ed

Hayley Jackson BSc(hons) M.N.A.E.A
DipDEA

Energy Performance Ratings



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



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FOR SALE

Chain Free £110,000

6 Regent Court, Roft Street,
Oswestry, Shropshire, SY11 2BU

A two bedroom GROUND floor purpose built apartment within easy level walking distance of the town centre. This spacious apartment benefits from double glazing and has the added benefit of a scheme manager on site. The accommodation must be viewed to be appreciated. Reception Hall, Living/Dining Room, Kitchen, Bathroom, Master Bedroom with Ensuite, Bedroom Two. Private Parking, Communal Areas. Available for sale with NO CHAIN.



Located in Oswestry Town Centre



1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- Purpose Built Apartment
- Ground Floor / Two Bedrooms
- Living / Dining Room
- Walking Distance To Town
- Parking and Communal Gardens
- Available With No Chain

LOCATION

Oswestry is a popular and thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest. Shrewsbury and Chester are only a half hour drive away.

The property is within close proximity to the town centre with an abundance of shops and supermarkets. There is also a school and doctors surgery within a few minutes walk.

DIRECTIONS

From the town centre, take the Welshpool road out of Oswestry. On reaching the traffic lights by the Parish Church, turn left into Lower Brook

Street, which goes into Victoria Road take the next left into Roff Street, follow the road around and Regents Court will be viewed to your left. Number 6 is located on the ground floor.

THE ACCOMMODATION

A door from the heated and carpeted corridor leads into:

RECEPTION HALL

With light and power points, night storage heater, intercom system, emergency cord, recessed airing cupboard along one wall providing a good amount of storage and hanging space with concertina folding doors and housing hotwater tank.

LIVING ROOM / DINING ROOM

14'0" max x 22'3" max (4.26m max x 6.77m max)

(Overall Measurements) A 'L' shaped room with UPVC double glazed double opening french doors to rear elevation leading to outside, night storage heater, fireplace with electric fire, coving to ceiling, telephone point, TV

point, power and light points.

Dining Area - With night storage heater, coving to ceiling, power and light points, intercom system, archway through to:-

KITCHEN

7'10" x 8'6" (2.40m x 2.58m)

Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, tiled splashbacks, integrated fridge and freezer, four ring hob with extractor hood above, microwave and fitted oven, integrated dishwasher, steel sink unit with mixer tap over and drainer to side and cupboard under, power and light points, extractor fan.

BEDROOM ONE

8'9" x 11'5" (2.66m x 3.48m)

With double glazed window, coving to ceiling, night storage heater, power and light points, TV point, telephone point, recessed double wardrobe with concertina doors providing a good amount of hanging and storage space,

range of fitted bedroom furniture.

ENSUITE SHOWER ROOM

5'1" x 8'10" max (1.56m x 2.68m max)

Comprising a three piece suite with pedestal wash hand basin, low flush WC, fully tiled shower unit housing a Triton electric shower, part tiled walls, heated towel rail, light point.

BEDROOM TWO

6'11" x 8'9" (2.11m x 2.67m)

With double glazed window, coving to ceiling, night storage heater, power and light points.

BATHROOM

5'1" x 8'9" (1.56m x 2.67m)

Comprising a three piece suite providing a panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, shaver point, light point, night storage heater.

COMMUNAL AREA

Lounge, conservatory and courtyard for resident use and allocated private parking.