

FOR SALE

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



FOR SALE

Chain Free £110,000

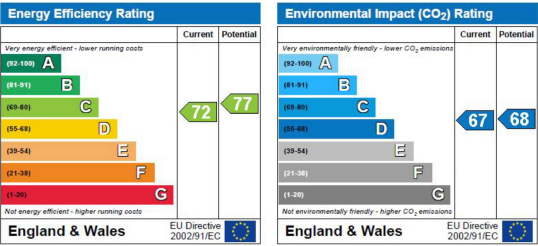
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Oswestry, Shropshire, SY11 2BU

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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.

Energy Performance Ratings



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@halls.gb.com



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Located in Oswestry Town Centre



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Warden Controlled
- Second Floor Apartment
- Two Bedrooms
- Master With Ensuite
- Communal Areas
- Balcony/Sitting Area

LOCATION

Oswestry is a 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.

DIRECTIONS

The property is located on Roft Street. Number 36 is located on the Second Floor.

COMMUNAL ENTRANCE

Number 36 is located on the second floor which can be accessed via lift or stairs.

RECEPTION HALL

With electric storage heater, light point, power point, alarm directly to the warden, recessed two double wardrobes offering useful storage and hanging space, also housing hot water tank and immersion heater.

LOUNGE

17'3" x 11'10" (5.25m x 3.60m)

With double glazed window to side elevation, telephone point, TV point, coving to ceiling, power and light points, fireplace with electric fire. Folding doors provide access to the Dining Area/Bedroom Two.

BALCONY

With tiled floor providing a delightful sitting area.

KITCHEN

8'6" x 7'10" (2.60m x 2.40m)

Offering a comprehensive range of fitted wall and base units with worktops over and tile splash backs, integrated fridge freezer, microwave oven, combination oven and grill, electric hob with extractor hood and light over, power and light points, one and a half stainless steel sink unit.

SHOWER ROOM

Offering a three piece suite comprising of Triton T80 electric shower unit fully tiled, pedestal wash hand basin, shelving, low flush WC, wall mounted fan heater.

MASTER BEDROOM

17'5" x 8'10" (5.30m x 2.70m)

With double glazed window to front elevation, electric storage heater, coving to

ceiling, power points, light point, built in bedroom furniture comprising one double wardrobe.

ENSUITE BATHROOM

Offering a three piece coloured suite consisting of a walk-in shower, pedestal wash hand basin, low flush WC, heated towel rail, fully tiled walls.

BEDROOM TWO/DINING ROOM

9'8" x 7'3" (2.95m x 2.20m)

With double glazed window to front elevation, double folding doors leading in to Lounge, electric storage heater, power points, light point, coving to ceiling, useful recessed area can be used as storage/ hanging space.

COMMUNAL AREA

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

TENURE

We understand from the vendor(s) that the property is Leasehold, confirmation of this should be sought by the prospective purchasers solicitor. We have been advised that the 125 year lease was granted in April 1989.

SERVICE CHARGE

Annual service charge £2075.00. Per Apartment approximately 2018-2019 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.

LOCAL COUNCIL

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

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

INSPECTED BY

This property was personally inspected by:- Steven Murgatroyd B.Ed
Hayley Jackson BSc(hons) MNAEA DipDEA