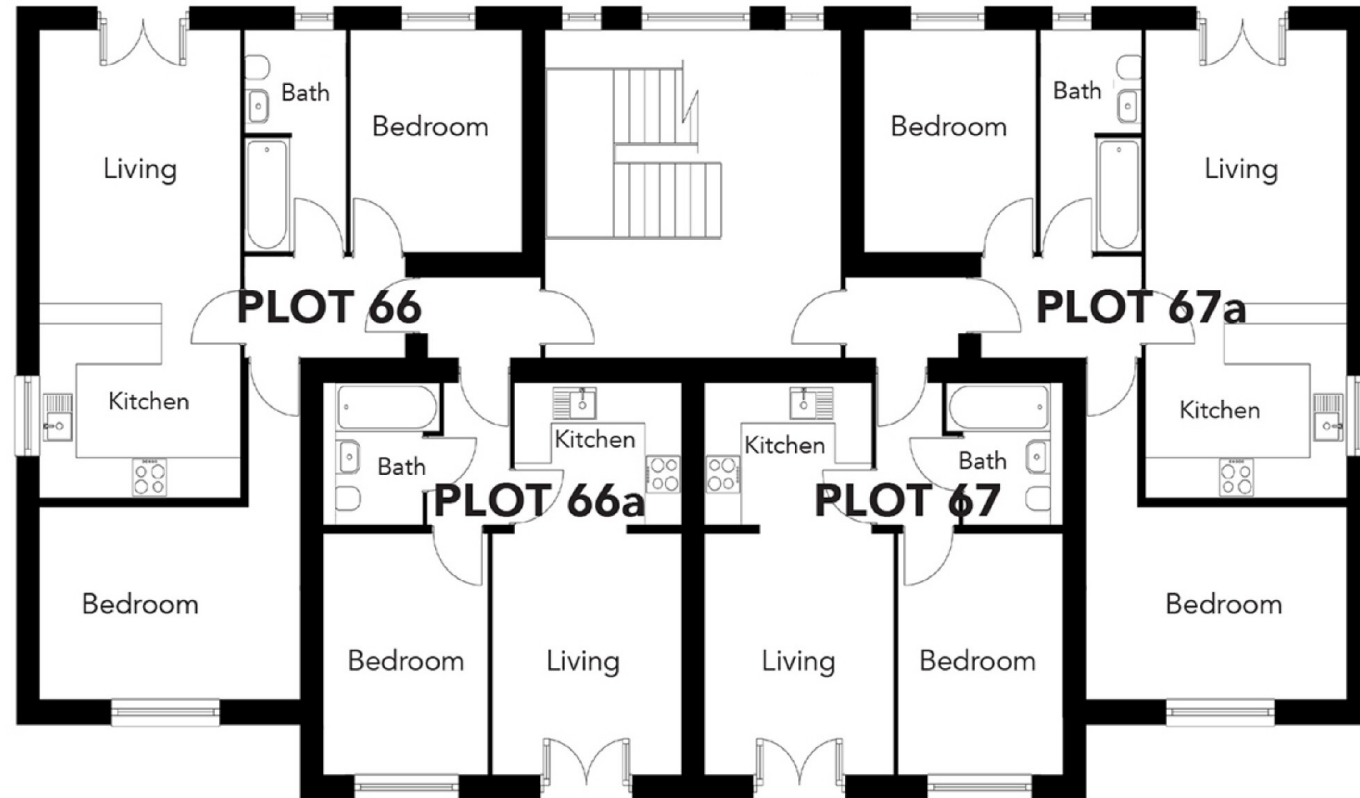


TO LET

48 Henry Robertson Court, Gobowen, Oswestry, Shropshire, SY11 3GY



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.

Energy Performance Ratings

Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01691 670 320

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



TO LET

£495 Per calendar month

48 Henry Robertson Court, Gobowen, Oswestry, Shropshire, SY11 3GY

This one bedroom second floor apartment is designed and built to an exacting standard by a reputable local builder providing luxury and comfortable living accommodation. Located within walking distance to Gobowen Train Station providing direct links to Chester, Shrewsbury and beyond. An ideal first time or investment purchase. Sorry No Pets, No Smokers. Available End of June.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- One Bedroom Apartments
- Worcester Gas Fired Boiler
- High Quality Fixtures and Fittings
- Short Walk To Village Centre
- Available NOW
- Must See To Appreciate

LOCATION

Gobowen enjoys village facilities including convenience store, public house, dentist, post office, hairdressers, takeaways, primary school and main line railway station. There is a good public bus service to Oswestry and Wrexham, all of which go to serve the village's day to day needs. The A5 trunk road is some one mile distance and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

Proceed from Oswestry to Gobowen. Turn left at the mini roundabout into Thomas Penson Road proceed into Henry Robertson Drive.

INTERNAL SPECIFICATION

The walls are white emulsion paint finish. The internal doors are Jeldwen Ash

vener. There is an intercom system to each apartment with communal front door release. The internal door furniture is Clara Chrome lever latch. The central heating is gas fired central heating with Worcester Bosch energy efficient combination boiler and thermostatically controlled radiators. The lighting is recessed lighting to kitchen and bathrooms and pendant lighting points to all other areas.

EXTERNAL SPECIFICATION

The windows are UPVC white windows with sealed double glazing. The external communal door is a white finished steel faced door. There is a door entry key pad to the main communal door entrance. There is security lighting to external apartment block. Each Apartment has a parking space.

COMMUNAL AREA SPECIFICATION

The walls and ceilings are white emulsion paint finish. The internal doors are Jeldwen Ash veneer partial glazed doors. The staircase has glass inset panels and brushed chrome handrail. The communal area is laid with carpets throughout.

APARTMENT 48

This one bedroom apartment comprises;

RECEPTION HALL

With carpet laid, radiator.

OPEN PLAN KITCHEN LIVING ROOM

This Open Plan room comprises;

KITCHEN AREA

8'11" x 6'11" (2.73m x 2.12m)

This 'Magnet' Kitchen comprises a comprehensive range of fitted base and wall units with soft close doors and drawers with worktops over and matching upstands, space saving features including larder unit, one and a half stainless steel sink unit with drainer to the side, fitted Whirlpool dishwasher, integrated fridge with ice box, fitted Whirlpool oven with four ring hob over with stainless steel splashback, space for washing machine, tiled floor.

LIVING AREA

10'2" x 11'10" (3.09m x 3.60m)

With carpet laid, radiator, UPVC double glazed French doors with Juliet Balcony.

DOUBLE BEDROOM

9'10" x 11'10" (3.00m x 3.60m)

With UPVC double glazed window, radiator, carpet laid, airing cupboard with wall mounted Worcester gas fire combination boiler serving domestic hotwater and central heating needs.

BATHROOM

10'8" x 5'7" (3.25m x 1.70m)

Comprising a three piece Twyford suite in white providing bath with mixer shower over and with glazed screen, obscured dual and low flush WC, floating wash hand basin, heated towel rail, tiled floor, part tiled walls, UPVC double glazed window.

LOCAL COUNCIL

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

VIEWINGS

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

DEPOSIT

£570.00 to be held in the Deposit Protection Service.