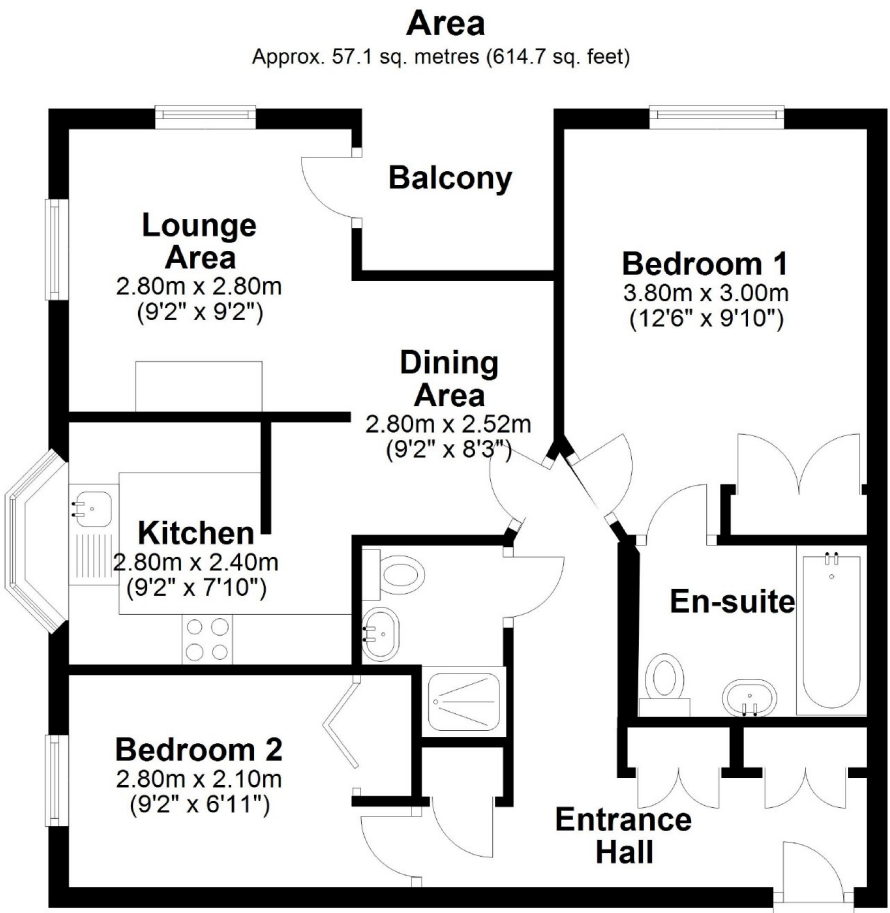


FOR SALE

27 Regent Court, Oswestry, Shropshire, SY11 2BU



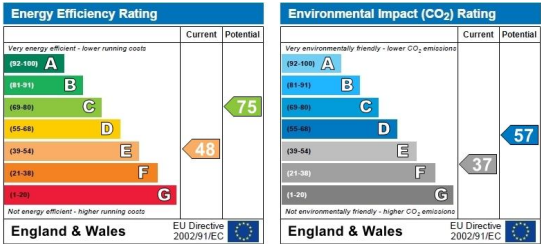
Total area: approx. 57.1 sq. metres (614.7 sq. feet)

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



Halls

01691 670 320

Oswestry office:

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



onTheMarket.com

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Halls

FOR SALE

Chain Free £110,000

27 Regent Court,
Oswestry, Shropshire, SY11 2BU

A spacious two bedroom second floor apartment within easy level walking distance to the town centre. This light and bright apartment has accommodation that must be viewed to be appreciated. The apartment comprises:- Entrance Hall, Lounge with Dining Area, Kitchen, Balcony, Shower Room, Bedroom with En-suite, Bedroom Two, Communal Areas, including Day Room and Garden.



Located in Oswestry Town Centre



1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- **Warden Controlled**
- **Second Floor Apartment**
- **Master With Ensuite**
- **Communal Areas**
- **Views Of Oswestry Town**
- **Outside Sitting Area**

LOCATION

Located within a short stroll from Oswestry Town with Marks and Spencer on the door step. 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

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 in to Roft Street, follow the road around and Regents Court will be viewed to the left.

COMMUNAL ENTRANCE

Number 27 is located on the second floor which can be accessed via lift or stairs.

ENTRANCE HALL

12'5" x 5'9" (3.78m x 1.75m)
With electric storage heater, power and light points, storage/broom cupboard providing a

good amount of storage and shelving space, entrance hatch to attic area, airing cupboard housing hot water tank.

LOUNGE AREA

9'2" x 9'2" (2.80m x 2.80m)
A dual aspect room with double glazed window to front and side elevations, power and light points, electric fire on a hearth with timber mantle over, electric storage heater, access to Balcony.

DINING AREA

9'2" x 8'3" (2.80m x 2.52m)
With night storage heater, light and power points.

KITCHEN

7'10" x 9'2" (2.40m x 2.80m)
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, stainless steel sink unit with tap over and cupboards under, double glazed bay window to side elevation, fitted low level oven, hob, space and plumbing for washing machine, power and light points.

BEDROOM ONE

12'6" x 9'10" (3.80m x 3.00m)
With double glazed window to the front elevation, electric storage heater, power and light points, fitted wardrobe.

ENSUITE BATHROOM

7'10" x 8'8" (2.38m x 2.63m)
Providing a three piece suite with low flush WC, pedestal wash hand basin and panelled bath, fully tiled walls, heated towel rail, electric wall heater, light point.

BEDROOM TWO

9'2" x 6'11" (2.80m x 2.10m)
With double glazed window to the front elevation, electric storage heater, power and light points, fitted wardrobe.

SHOWER ROOM

Providing a three piece suite with low flush WC, pedestal wash hand basin, shower, fully tiled walls, heated towel rail, light point.

COMMUNAL AREA

Lounge, conservatory and courtyard for resident use.

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

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.

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 (MLR 2017 came into force 26th June 2017). Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

VIEWINGS

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

INSPECTED BY