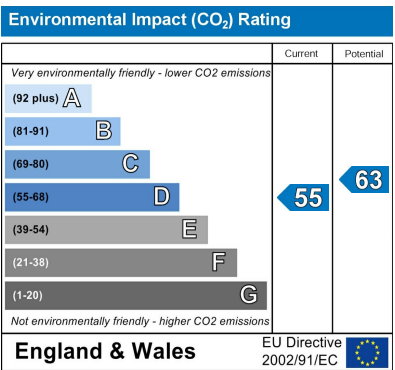
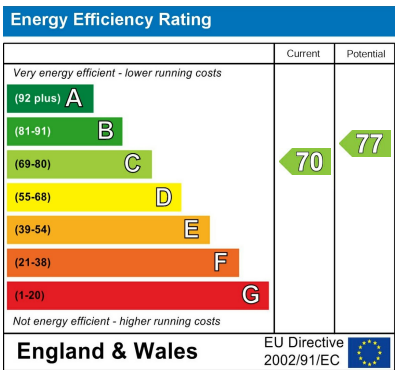


WOODHEAD
OSWESTRY SALES & LETTINGS



30 Regent Court Roft Street, Oswestry, SY11 2BU

Price guide £116,950

WOODHEADS are delighted to present this top floor spacious TWO BEDROOM apartment with views over Oswestry and countryside beyond located in Regents Court which is exclusively for those aged over 55. Benefiting from being close to the town centre and local amenities, the apartment briefly comprises; entrance hallway, living/dining room with balcony off, kitchen, bedroom one with ensuite, bedroom two and bathroom.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DIRECTIONS

Proceed out of town on Salop road, turning right onto Roff street where the entrance will be on the right hand side.

LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London.

HALLWAY

4.19m x 1.09m (13'09 x 3'07)

Double storage cupboard, convector heater, intercom system with emergency pull cord and doors to further accommodation.

LIVING/DINING ROOM

6.81m (max) x 3.96m (22'04 (max) x 13'00)

Feature electric fireplace, double glazed patio doors to balcony, TV point, telephone point, intercom system, coving, convector heater and archway to;



KITCHEN

2.39m x 2.59m (7'10 x 8'06)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cabinets, integrated oven, integrated microwave, integrated hob with extractor hood over, integrated fridge/freezer, freestanding washer/drier, one and half bowl stainless steel sink with drainer and mixer tap and tiled splashback.



BEDROOM ONE

2.64m x 3.56m (8'08 x 11'08)

Window overlook the town, built in wardrobe, TV point, coving and extractor.



ENSUITE

White suite comprising; pedestal wash hand basin with twin taps, low level WC, fully tiled shower with electric shower unit, heated towel rail and extractor fan.

BEDROOM TWO

2.64m x 3.56m (8'08 x 11'08)

Window overlooking the town, built in wardrobe, coving and extractor.

BATHROOM

1.52m x 2.31m (5'00 x 7'07)

White suite comprising; panel bath with twin taps, pedestal wash hand basin with twin taps, low level WC, extractor fan and light/shaver socket.



COMMUNAL AREAS

Lounge and Conservatory for resident use, external patio sitting area, outside storage, electric points for mobility scooters if required, and allocated parking.



SERVICE CHARGE

£2074.68 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.

GROUND RENT

£100.00 per annum

CLAUSES

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PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage and electric central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .