



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	74	74
	EU Directive 2002/91/EC	

47 Abraham Court, Lutton Close, Oswestry, SY11 2TH £495 Per calendar month

AVAILABLE NOW - ONE BEDROOM, UNFURNISHED SECOND FLOOR RETIREMENT APARTMENT (MINIMUM AGE 55 YEARS) WOODHEADS are pleased to present this second floor, one bedroom retirement apartment to the lettings market. The apartment comprises a kitchen, living room, double bedroom with fitted wardrobe, hallway and bathroom. The apartment block benefits from lifts to all floors, a communal meeting room and gardens. We highly recommend a viewing to appreciate the property's accommodation, facilities and location to the nearby local amenities. No Pets

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

Leave our office and proceed left down Leg Street joining Beatrice Street, turn first left into Castle Street. Go straight ahead onto Welsh Walls, following until you come to another T junction and turn right. At the mini roundabout, turn left into Lutton Close where the property can be found.

DESCRIPTION

This retirement apartment is part of a retirement complex built by McCarthy & Stone, which is close to local amenities. The property is available to people over 55 years. There is a lift that services all floors and a house manager. There are laundry and ironing facilities situated on the ground floor and guest accommodation is available for visitors to use by arrangement with the house manager. Service & Water charges are included in the total rent payable

LIFT

There is a lift to all floors

ENTRANCE HALL

With doors leading into the living room, bedroom, bathroom and cloakroom. There is an emergency pull cord and light switches which light up when dark.

LIVING ROOM

6.22 x 3.23 (20'05" x 10'07")

With a modern feature fireplace and electric fire inset, telephone point, television aerial, emergency pull cord, coving, electric storage heater and a double glazed window to rear aspect and wooden glazed double doors lead into:



KITCHEN

2.44 x 1.75 (8'00" x 5'09")

(Measurement includes fitted units)

With a range of base and eye level fitted units, single bowl sink and drainer with taps over, integrated oven with a four point electric hob and extractor over, space for fridge, space for freezer, wall mounted "Creda" heater, emergency pull cord, coving and tiling to walls.



BEDROOM

6.07 x 2.72 (19'11" x 8'11")

(Measurements excluding built-in wardrobe)

With fitted wardrobes and mirrored doors, telephone point, television aerial, coving, electric storage heater and a double glazed window to rear aspect.



BATHROOM

2.06 x 1.70 (6'09" x 5'07")

The bathroom has a three piece suite comprising of: wash hand basin with vanity unit below, single panel bath with shower attachment over and hand rail, WC, heated towel rail, wall mounted 'Creda' heater, extractor fan and tiling to walls.



CLOAKROOM

Comprising of a "Pulsacoil" boiler, shelving for storage and electric lighting.

OUTSIDE

COMMUNAL PARKING

To the front of the property is a communal parking area for residents.

COMMUNAL GARDEN

A feature of this property are the communal gardens being primarily laid to lawn with seating areas, flower and shrub borders with brick wall and hedging to boundaries.



AGENT'S NOTE

This second floor apartment is part of a retirement complex, close to local amenities. The property is available to those who are or have a partner who is age 55 or over. There is a lift which services all floors and a house manager. There are laundry facilities situated on the ground floor and guest accommodation available to visitors by arrangement with the house manager.

CHARGES

Rent includes service charge and ground rent for the apartment - this is £190.00 per calendar month and will be paid directly to the landlord.

INITIAL HOLDING DEPOSIT

£70.00- Upon acceptance of your application, you will be asked to sign an initial holding deposit receipt form which clearly sets out the circumstances in which this deposit can or cannot be refunded.

DEPOSIT

£350.00 - The deposit will be protected by My Deposits

CLIENT MONEY PROTECTION

As a member of The Property Ombudsman, Woodhead Oswestry Sales & Lettings have in place client money protection insurance provided by Client Money Protect

ALL MEASUREMENTS

All measurements mentioned in these lettings particulars are approximate.

VIEWING

By appointment through the letting agents. Woodhead Estates Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm (Viewings 1.00pm until 3.00pm)

Sunday Closed

A 24 hour answer phone service is available and we work from 8.30am until at least 6.00pm but not necessarily at the office.