



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		<b>82</b>	<b>83</b>
	EU Directive 2002/91/EC		

**36 Henry Robertson Drive, Oswestry, SY11 3GY**  
**Price guide £119,950**

WOODHEAD'S are pleased to bring to the sales market this TWO BEDROOM GROUND FLOOR APARTMENT, being the original SHOW HOME it has been IMMACULATELY PRESENTED AND WELL MAINTAINED by the current owners. In brief the accommodation affords; Entrance hall with alarm system, opening plan living/ kitchen dining area, TWO DOUBLE BEDROOMS and family bathroom. Externally there is an allocated parking space, along with visitor bays.

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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## GOBOWEN

Gobowen has a range of shops, medical facilities and schools. There are three churches — Anglican, Methodist and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

## DIRECTIONS

From Oswestry take the Gobowen Road, proceed over the bypass and take the 1st left at the mini roundabout onto Wats Meadow. Take the 2nd right and at the end of Henry Robertson Drive the property will be seen straight ahead.

## ENTRANCE HALL

With alarm system, ceiling light, telephone point, and doors off to;

## OPEN PLAN LIVING/ KITCHEN BREAKFAST ROOM

7.01m x 3.20m (23 x 10'6)

## LIVING ROOM

Open plan living/ kitchen dining. The living room has a uPVC window to the rear elevation, ceiling light, radiator, and TV point.



## KITCHEN/ BREAKFAST ROOM

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, fitted Whirlpool oven with four ring hob over with stainless steel splashback, space for washing machine, breakfast bar, tiled floor, wall mounted Worcester gas fire combination boiler, UPVC double glazed window to the side elevation.



## BEDROOM ONE

4.29m x 2.72m (14'1 x 8'11)

Double room with uPVC window to the front elevation, ceiling light, radiator, and TV point.



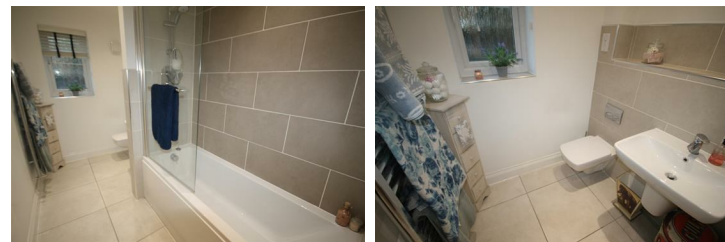
## BEDROOM TWO

3.30m x 2.79m (10'10 x 9'2)

Double room with uPVC window to the rear elevation, ceiling light, radiator and TV point.

## BATHROOM

Modern white suite comprising panelled bath with shower over and part screening, low level WC and pedestal wash hand basin. Tiled flooring and part tiled walls, ceiling light, heated towel rail and uPVC window to the rear elevation.



## EXTERNAL

There is an allocated parking space, and visitor bays.



## TENURE

We are advised that the property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries. We have been informed there is a 125 year lease dated from 2018, the ground rent being £100.00 per annum and service charges approximately £650.00 per annum.

## SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage, gas 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 however the owners may be negotiable on some items of furniture.

## 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 .

## MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.

## HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.

## 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.