



WOODHEAD
OSWESTRY SALES & LETTINGS



Apartments 8-10

1-3 Bedrooms | First floor

Enjoy the unique experience of living in a building of historical interest with these spacious, modern apartments.



Apartment 10 35.5sqm 395.2sqft
Apartment 09 35.5sqm 395.2sqft



HOUSES 1-2
3 Bedroom
Semi-detached
with parking



TOWNHOUSE 1-3
3 Bedroom
Semi-terraced
with parking



TOWNHOUSE 4
2 Bedroom
Semi-detached
with parking



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	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	EU Directive 2002/91/EC		

Apartment Ten Holbache Court, Oswestry, SY11 1RJ

Asking price £345,000

NEW GATED DEVELOPMENT

The former school building and magistrates court features ten generously assigned apartments ranging from one to three bedrooms. Each of the unique apartments enjoys a spacious, contemporary kitchen/dining room, with an additional living room available in selected apartments. All have ample storage, whilst a selection offer en-suite bedrooms in addition to the bathroom/shower room. Occupants also benefit from assigned parking, visitor parking and gated access to the development.

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 A5/A483 at Mile End Roundabout and follow the B4579 towards Oswestry. In about half a mile, at the traffic lights, take a slight left onto Victoria Road. At the crossroads, continue onto Lower Brook Street and look out for Oswald Place on the right. The turning into Holbache Court is just after North Shropshire Tyre Service.

HOLBACHE COURT

This new development features modern, contemporary design while capturing the historical character of the site that has housed both a school and magistrates court in the past. With a range of properties that includes semi-detached houses, townhouses and ten apartments ranging from one to three bedrooms, Holbache Court has something to offer to everybody. The development enjoys the privacy of gated access and boasts well-maintained garden areas along with sufficient parking for both residents and visitors.

Site plan Oswald Place



HOUSES 1-2
3 Bedroom
Semi-detached
with parking



TOWNHOUSE 1-3
3 Bedroom
Semi-terraced
with parking



TOWNHOUSE 4
2 Bedroom
Semi-detached
with parking



APARTMENTS
1-3 Bedroom
Main building
with parking



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Holbache Court is the marketing name for this development and may not be the designated postal address.

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. The area is renowned for its

excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

THE BUILDERS - PRIMORIS HOMES LTD

The word 'Primoris' is Latin and means first or foremost, exactly what Primoris Homes are aiming to be the foremost quality builders of desirable homes in the area.

This small family run company have built up an enviable reputation for building attractive developments, which offer contemporary, flexible living spaces to suit the needs of their customers. The build quality of every new Primoris development is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout. Every new home by Primoris is built to exacting standards and backed by a ten year NHBC warranty.

DEVELOPMENT SPECIFICATION

- * NHBC 10 year warranty
- * Worcester Bosch Energy Efficient Gas Central Heating
- * Choice of kitchen - with integrated oven/hob, dishwasher and fridge/freezer
- * Choice of ceramic floor tiles/vinyl to kitchens and bathrooms
- * Downlighters in kitchen ceilings
- * Carpet to floor areas not covered in ceramics
- * Contemporary white bathrooms with chrome fittings
- * En-suite bathrooms to most master bedrooms
- * UPVC fascia and soffits (new builds only)
- * White panel internal doors with chrome ironmongery
- * One parking space per property within the gated development
- * Electric gates and intercom access to all homes
- * Fire Alarms
- * BT Fibre broadband to all homes
- * All gardens are laid to lawn
- * Access lift available in apartment building

APARTMENTS DESCRIPTION

The former school building and magistrates court features ten generously assigned apartments ranging from one to three bedrooms. Each of the unique apartments enjoys a spacious, contemporary kitchen/dining room, with an additional living room available in selected apartments. All have ample storage, whilst a selection offer en-suite bedrooms in addition to the bathroom/shower room.

Most of the apartments also benefit from the convenience of an internal hall, whilst an attractive range of additional options such as an office, games/store room or snug are also featured depending on the apartment.

Occupants also benefit from assigned parking, visitor parking and gated access to the development.

APARTMENT TEN

First floor.
138.0 sqm
1485.4 sqf

PRIVATE STAIRCASE

HALL

WC

KITCHEN/DINING/LIVING ROOM

SITTING ROOM / BEDROOM THREE

EXTERNAL SEATING AREA

BEDROOM ONE

ENSUITE

BEDROOM TWO

BATHROOM

OFF ROAD PARKING

One allocated parking space.
Ground rent £50 per annum
Management Charge £54.55 per annum

LEASE

We have been advised that the Apartments will hold 999 year leases.

MANAGEMENT COSTS/GROUND RENT

Ground rent per annum - £250.00
Management charge per month - £173.34

RESERVATION

Once you've chosen your new home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. Please ask for further details.

HELP TO BUY

The government Help to Buy scheme is available.

HAVE YOU GOT A PROPERTY TO SELL?

Woodhead Oswestry Sales & Lettings will be happy to offer a free, no-obligation assessment of your home, property or land so we can advise you where it fits into the current property market. As well as having a first-rate understanding of the property markets in Oswestry, borders and surrounding areas, we are Oswestry's chosen representative of the prestigious Guild of Property Professionals which means we can put your property in front of people from all over the UK who are looking to move to the area.

Not local? As proud members of the Guild of Property Professionals we have access to approximately 800

other carefully selected fellow estate agents throughout England and Wales and we'll be happy to help you find your nearest agent and liaise with them on your behalf - Please contact us for more details.

INCENTIVE

£500 towards purchasers legal costs available- terms and conditions apply.

CONNECTED INTEREST

Purchasers should note that in order to comply with the Estate Agency Act 1979, a declaration is made that the seller is related to a member of staff of Woodhead Sales and Lettings.

TENURE

It is believed that this property is Lease hold, but we are unable to verify this as we have no access to the documentation. If you proceed with the purchase of this property this will need to be verified by your solicitor/conveyance.

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.

FIXTURES AND FITTINGS

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES

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

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.

HOURS OF BUSINESS

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