

# 18a Oswald Road Oswestry SY11 1RE



2 Bedroom Apartment  
Offers In The Region Of £145,000

## The features

- EXCELLENT TWO BEDROOM GROUND FLOOR APARTMENT
- ON ROAD PARKING
- OPEN PLAN LIVING/DINING/KITCHEN
- A SHORT STROLL FROM ALL AMENITIES
- ENVIABLE LOCATION IN THE HEART OF THE TOWN
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- 2 GENEROUS BEDROOMS BOTH WITH EN SUITE SHOWER ROOMS
- VIEWING RECOMMENDED



**\*\*\* ENVIABLE TOWN LOCATION - GROUND FLOOR APARTMENT \*\*\***

**An opportunity to purchase this excellent 2 bedroom Ground Floor Apartment forming part of a conversion located right on the edge of the Town Centre.**

**Ideally placed for all local amenities and ease of access to the A5/M54 motorway network.**

**Reception Hall, open plan Living/Dining/Kitchen, 2 generous Bedrooms each with en suite Shower Rooms, allocated parking.**

**Viewing recommended.**

## **Property details**

### **LOCATION**

Occupying an enviable position right on the edge of the Town, a short stroll from an excellent range of amenities including supermarkets, independent stores, doctors, churches, restaurants/public houses and recreational facilities. The property offers ease of access to the A5/M54 motorway network.

### **RECEPTION HALL**

Entrance door with glazed side screen opens to spacious Reception Hall with wooden effect flooring, radiator.

### **OPEN PLAN LIVING/DINING/KITCHEN**

A lovely and light through room with windows to two elevations, the Lounge area has media point, radiator. Peninsular breakfast bar divide with overhang seating area to the Kitchen which is attractively fitted with range of white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, matching range of eye level wall units, wooden effect flooring throughout.

### **BEDROOM 1**

having two windows to the side, chimney breast with recesses to either side with storage cupboards, radiator.

### **EN SUITE**

with suite comprising large shower cubicle with direct mixer shower unit and drench head, wash hand basin set into vanity with storage, WC. Heated towel rail.

### **BEDROOM 2**

having windows to two elevations, radiator.

### **EN SUITE SHOWER ROOM**

with large shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail.

### **OUTSIDE**

There is on street parking.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Leasehold and subject to an annual service charge of £660.00 per annum. The lease length is 125 years from and including 25 December 2015 We would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains water, gas, drainage and electricity are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### **REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

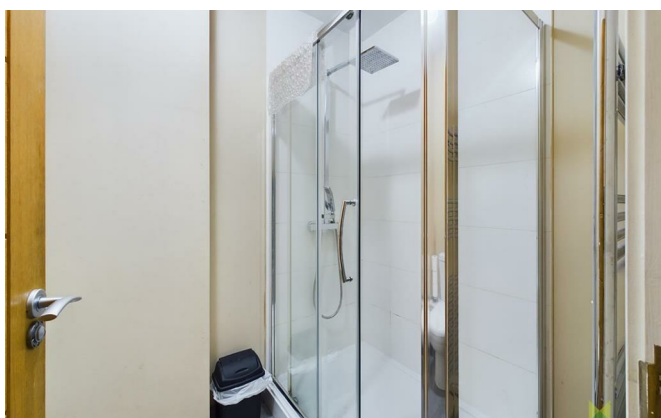
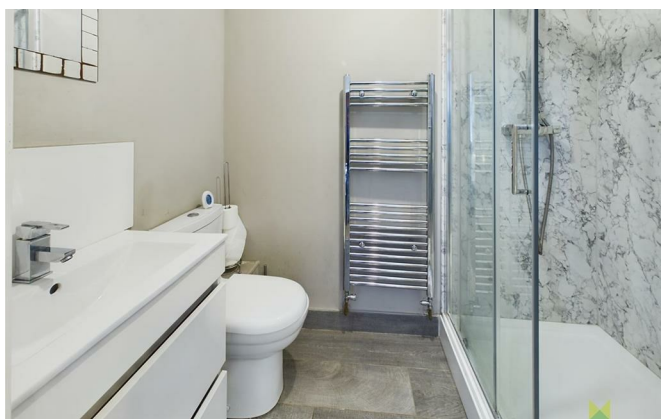
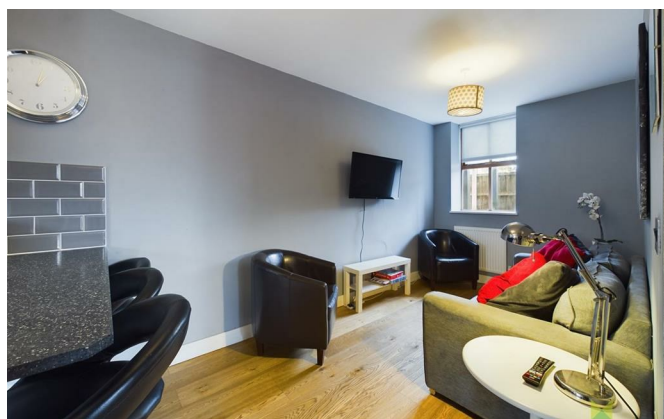
#### **NEED TO CONTACT US**

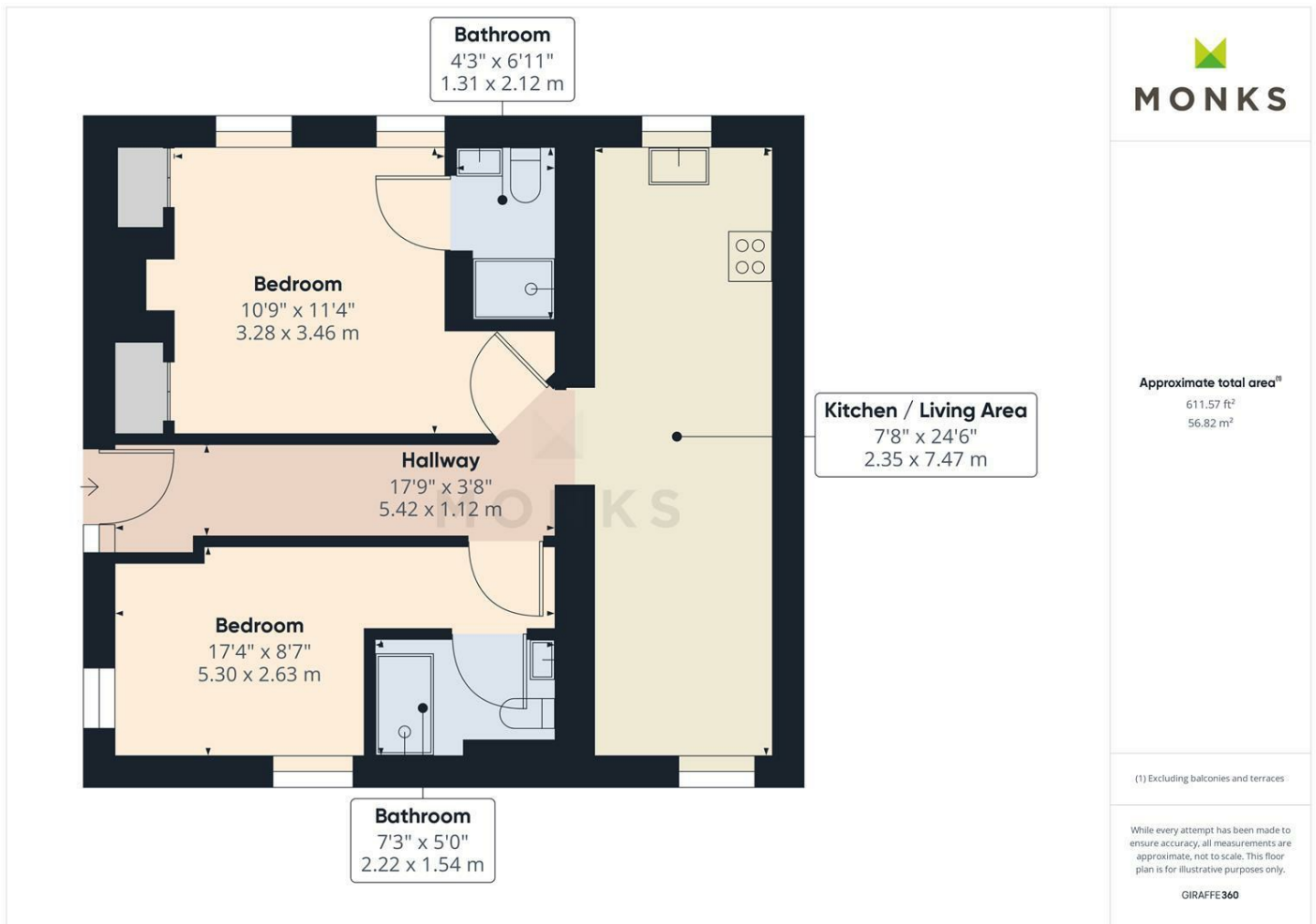
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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2 Bedroom Apartment

Offers In The Region Of £145,000





## Judy Bourne

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## Get in touch

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Email. info@monks.co.uk

Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

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>	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		
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Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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