

# 30 Abraham Court Lutton Close Oswestry SY11 2TH



**1 Bedroom Apartment**  
**Offers In The Region Of £70,000**

## The features

- FIRST FLOOR APARTMENT FOR OVER 55'S
- COMMUNAL LOUNGE AND GARDEN- ACCESS TO LAUNDRY FACILITIES
- FITTED KITCHEN
- RECENTLY FITTED SHOWER ROOM
- ENERGY PERFORMANCE RATING B
- OCCUPYING AN ENVIABLE POSITION CLOSE TO TOWN AND AMMENITIES
- GENEROUS SIZED LOUNGE/ DINING ROOM
- BEDROOM WITH FITTED WARDROBES
- VIEWINGS ESSENTIAL



### \*\*\* ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT \*\*\*

**An opportunity to purchase this one bedroom apartment set on the first floor of this purpose built retirement development for over 60's. Offered for sale with no onwards chain.**

**Occupying an enviable position, just a short stroll, or drive into the Town Centre and having access of all it's amenities.**

**Having the benefit of communal space including lounge, garden and laundry room, residents and visitor parking, and double glazing.**

**Viewings Essential**

## Property details

### LOCATION

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

### COMMUNAL AREA

Covered entrance with security door entry system. There is a communal lounge and garden space for residents and visitors to enjoy. Additionally there is a communal laundry room for the residents use. Lift provides access to the First Floor and leading to,

### ENTRANCE HALLWAY

Entrance door leads into the Entrance Hallway, door opening to storage cupboard with fitted shelving, assistance pull cord.

### LOUNGE/ DINING ROOM

A well lit room with window to the front aspect, electric fire with surround and hearth. TV and media point, electric storage heater and assistance pull cord. Space for dining table.

### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer stainless steel sink set into base level unit, integrated oven/ grill and four ring induction hob with extractor hood over. Partially tiled walls and further range of matching wall mounted units. Space beneath work surface for fridge and freezer. Window to the front aspect, vinyl flooring and cover ceiling.

### BEDROOM 1

Doubled bedroom with window to the front aspect, double fitted wardrobes with mirrored doors, electric storage heater.

### SHOWER ROOM

With double width shower cubicle with assistance grab rail and panelled walls and shower head, WC and wash hand basin with vanity unit beneath. Door opening to further storage cupboard with fitted shelf and housing hot water immersion tank.

### GENERAL INFORMATION

TENURE

We are advised the property is Leasehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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

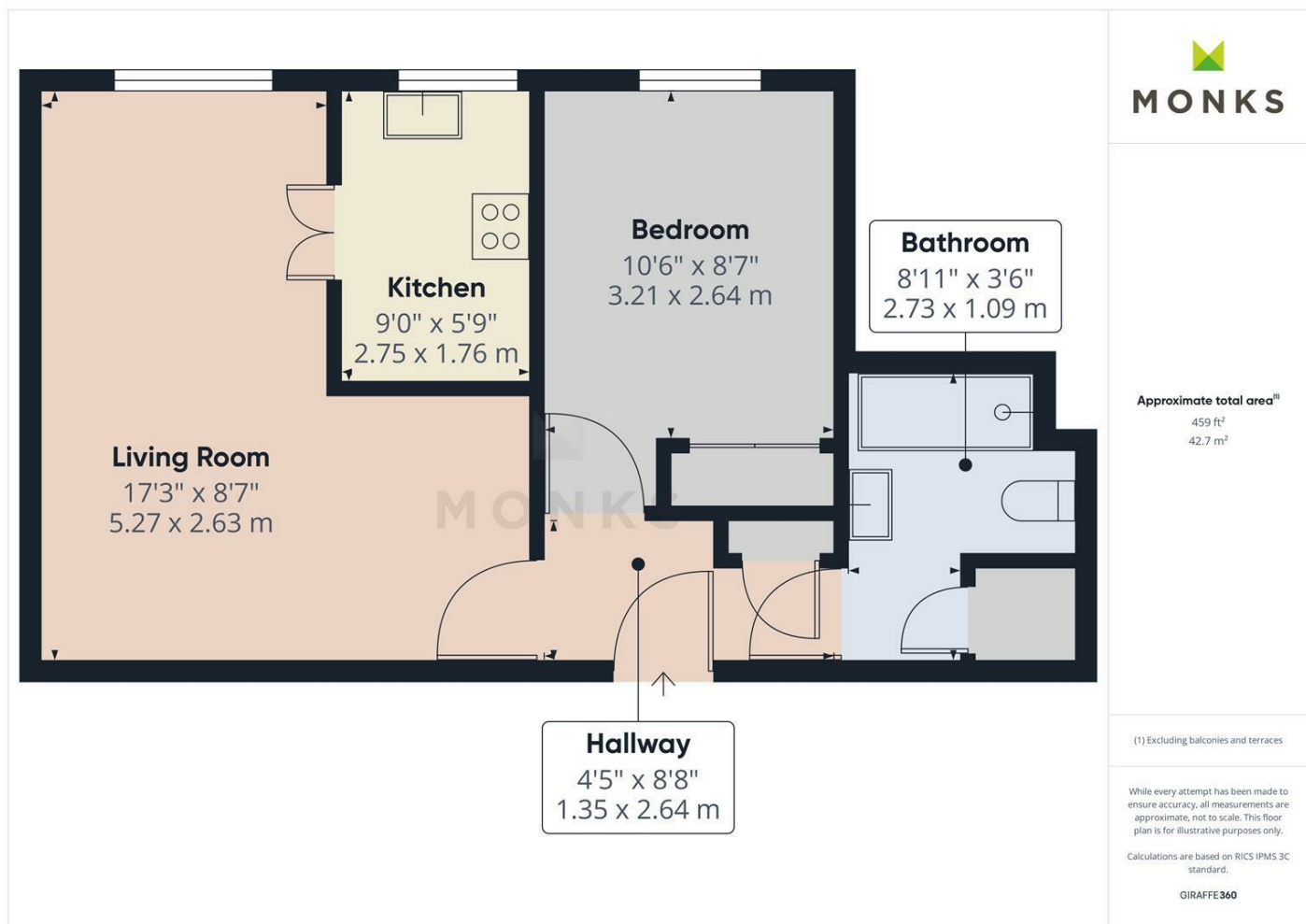
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 30 Abraham Court Lutton Close, Oswestry, SY11 2TH.

1 Bedroom Apartment  
Offers In The Region Of £70,000





## 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,  
Shropshire, SY11 2SP

## 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) 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 |                         |           |
| <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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.