

# Town & Country

Estate & Letting Agents



**Queens Park House, Oswestry, SY11 2HZ**

**£110,000**

WITH NO CHAIN! TOWN AND COUNTRY OSWESTRY ARE PLEASED TO OFFER TO THE MARKET CONTEMPORARY LIVING IN A GREAT TOWN CENTRE LOCATION! Situated on QUEENS ROAD, this apartment is well worth a second look. Along with a high specification, including gas central heating, video door entry system, and interconnected smoke detectors. Externally the property retains all original features whilst offering a contemporary interior. The property has two private parking spaces and all local amenities close at hand.

## DIRECTIONS

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and take a left turn at the junction onto Upper Brook Street. At the traffic lights go straight ahead and continue along Victoria Road until reaching Queens Road on the right hand side. Queens Park House can be seen on the right hand side.

## HALL 12'2" x 3'3" (3.70 x 1.00)

With video door entry system controls, telephone point and doors off to all rooms.

## LOUNGE 13'7" x 17'8" max (4.13 x 5.38 max)



With window to the side aspect and Velux window to the front aspect, double radiator, telephone point, television point and wiring for optional surround sound and satellite television.

## ADDITIONAL PHOTOGRAPH



## KITCHEN 11'10" x 7'8" max (3.60 x 2.33 max)



Fully fitted with a range of base and wall units, stainless steel single drainer sink unit with mixer tap over, integrated dishwasher, fridge freezer and washer dryer, built-in stainless steel single oven with gas hob and canopy extractor over, double radiator, part tiled walls and ceramic tiled floor from the Porcelenosa range and a Velux window to the front aspect.

## ADDITIONAL PHOTOGRAPH.



## BEDROOM 13'9" x 14'9" max (4.20 x 4.50 max)



With Velux window to the front aspect, double radiator, television point, flooring (fitted in June 2023) is oak effect quality 12mm laminate with quality 5MM

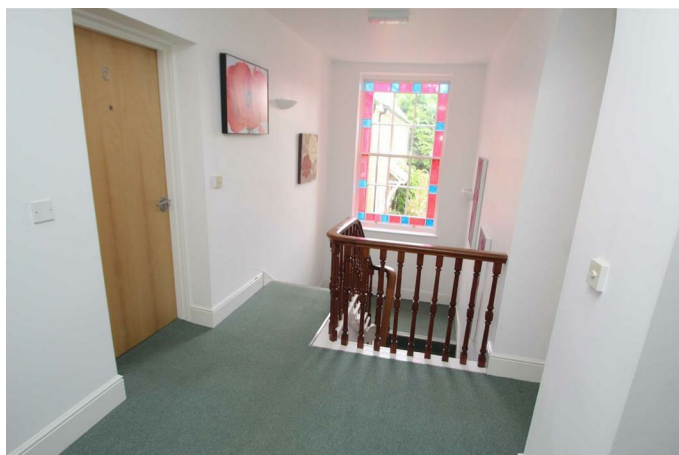
underlay panels, telephone point and wiring for optional surround sound and satellite television.

### **BATHROOM 7'8" x 5'10" (2.33 x 1.78)**



Fitted with a 'Roca' style three piece suite in white with 'Deva' chrome taps, comprising panelled bath with thermostatically controlled shower over, low level w.c. And pedestal wash hand basin, fully tiled walls and ceramic tiled floor from the Porcelenosa range, chrome heated towel rail, vanity mirror and shaver socket.

### **COMMUNAL HALL**



### **OUTSIDE**



There are two private tarmac parking spaces and communal front garden area.

### **SPECIFICATION**

Finished to a very high specification including new bedroom carpet & redecoration June 2021, with gas central heating, carpets and laminate flooring throughout, quality fitted kitchen, veneered doors with chrome furniture, smooth finish to all ceilings, recessed spot lights, interconnected smoke detectors and wiring installed for optional surround sound and satellite television.

### **MANAGEMENT COMPANY & CHARGES**

The management company require a quarterly charge which is currently £225 per quarter.

This includes;

Building Insurance

Window Cleaning

Heating/Lighting/Fire & Smoke Alarms Maintenance to communal areas

Gardening

Redecoration of Externals and Communal Area

Road Repair and Maintenance

General Repairs & Maintenance of the Building Company Secretary and Audit Fees.

There is no ground rent.

The lease was of 999 years from 2007.

### **VIEWING**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY I.E.A ON OSWESTRY 679631

### **OUR SERVICE**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE VERY COMPETITIVE FEES FOR SELLING.

### **TO MAKE AN OFFER**

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **SERVICES**

The agents have not tested the appliances listed in the particulars.

## **HOURS OF BUSINESS**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## **MONEY LAUNDERING**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## **ADDITIONAL INFORMATION**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## **TENURE/ COUNCIL TAX**

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor.

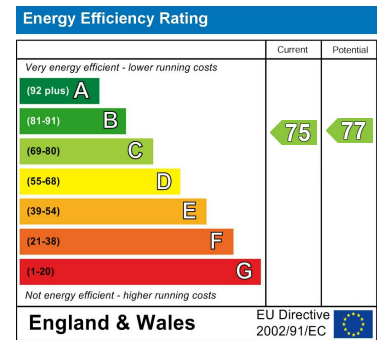
The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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