

Town & Country

Estate & Letting Agents



22 Castlefields, Oswestry, SY11 1DE

Offers In The Region Of £89,950

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this recently refurbished two, double bedroom second floor apartment located in the centre of Oswestry town. The property offers spacious, well laid out accommodation ideal for those wanting easy living in a convenient location. Having been recently redecorated and re-carpeted throughout, the property is in great condition. Oswestry offers all day to day amenities making the property an ideal investment/ First time buy or for those looking to downsize.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along taking the fourth turning on the left onto Albert road. The apartments will be found on the right hand side.

Hallway

The hallway has a door and window to the front, wood flooring and installed telecom system. A door leads through to the lounge.

Lounge 11'2" x 14'7" (3.42m x 4.46m)

The lounge has wood flooring, dado rail, storage heater, wood fireplace and electric fire inset with marble hearth. A part glazed door leading to the balcony and a window to the front. A door leads through to the kitchen and inner hallway.

Balcony

The balcony overlooks the green at the front.

Kitchen 9'0" x 10'11" (2.75m x 3.35m)

The kitchen is fitted with base and wall units with work surfaces over, stainless steel double sink with a mixer tap, gas cooker, tiled flooring and part tiled walls. The kitchen has two built in storage cupboards, a window to the rear, space for appliances and plumbing for a washing machine.

Inner Hallway

The inner hall has an electric heater and built in storage. Doors lead to the two bedroom and the bathroom.

Bedroom One 9'4" x 13'6" (2.85m x 4.12m)

A good sized double bedroom with a window to the front, spotlights and an electric heater.

Bedroom Two 12'2" x 9'4" (3.71m x 2.85m)

Bedroom two is another double room having a window to the rear and a storage heater.

Bathroom

With a window to the rear, the bathroom has part tiled walls, tiled flooring, panelled bath, W/C and a wash hand basin.

Outside

The property is accessed from a secure central lobby with steps leading up to the apartment. There is a store shed to the side measuring approximately 10ft x 7ft. At the top of the stairs there is a further store area located by the front door.

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.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Tenure/Council Tax

We understand the property is freehold/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.

We are informed by the current vendors that the annual service charge is £500 - £600 per annum. The buildings insurance is £145 per annum.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful

purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

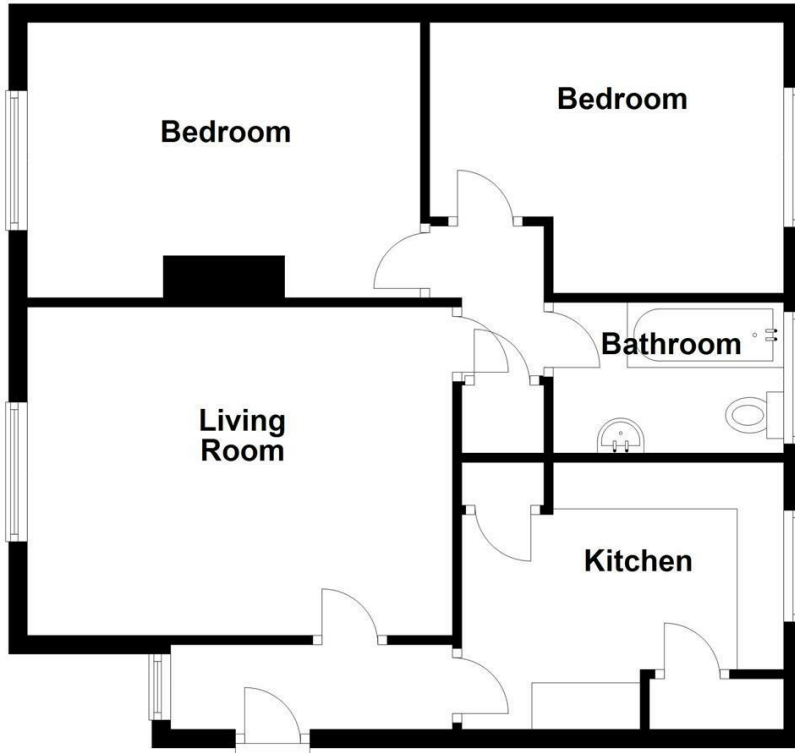
Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

Floor Plan

Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)

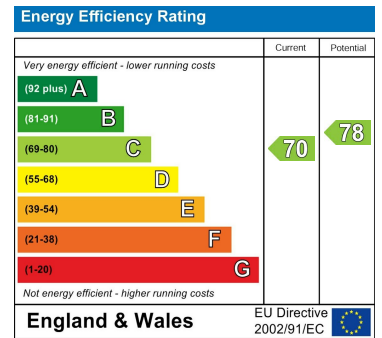


Total area: approx. 60.2 sq. metres (648.3 sq. feet)

Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
 Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk