

Town & Country

Estate & Letting Agents



28 Oswald Road, Oswestry, SY11 1RE

Auction Guide £375,000

TO BE SOLD AT AUCTION, 17th December 2024!! Town & Country are pleased to offer for sale at Auction this FANTASTIC INVESTMENT OPPORTUNITY OF 5 MODERN APARTMENTS In Oswestry town centre. Generating a generous income of circa £34,000 per annum from tenants, In brief, there are three one bedroom apartments and two, two bedroom apartments. Each apartment has its own kitchen, living room space, washing facilities, bedroom(s), bathroom(s). Currently let to tenants. This sale also includes the Freehold. There is an extra storage room and an enclosed garden. A FANTASTIC RETURN ON INVESTMENT - THIS PROPERTY MUST BE VIEWED! UNCONDITIONAL LOT Buyers Premium Applies, the purchaser shall pay a deposit and a 3% + VAT (subject to a minimum of £5,000 + VAT) buyers premium and contracts are exchanged.

Directions

From our Oswestry Office proceed up Willow Street before reaching the crossroads. Take the left turn into Castle Street and follow the road until reaching the bottom of the hill (opposite the petrol station). Turn left and follow the one way system around keeping right onto Oswald Road where the property will be found on the left hand side. There is a car park at the old station next to the property.

Accommodation Comprises:

Apartment 28

Entrance

Covered porch with wooden door leading into the open plan area.

Open Plan Kitchen/Living Area



The kitchen area is fitted with a range of base and wall units with contrasting work surfaces over and benefits from a single bowl sink with mixer tap and drainer, integrated oven and four ring hob with an extractor fan over and a splash back, there is space for appliances and wooden flooring. The living area has two windows to the front, wooden flooring, built in shelving, a TV point and a radiator. A door leads through to the inner hallway.

Additional Photograph



Kitchen



Inner Hallway

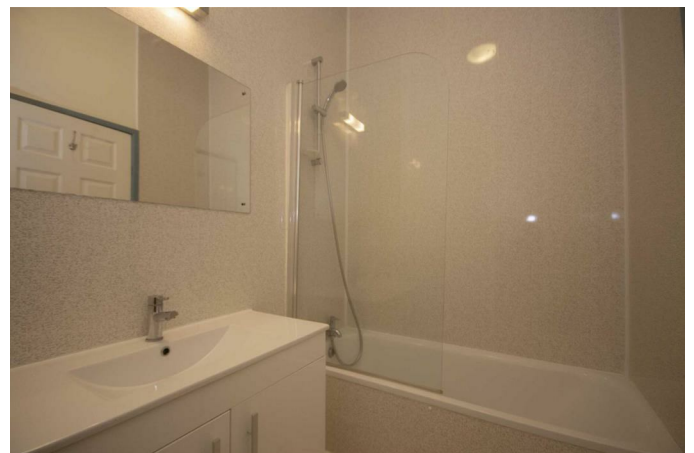
Doors lead to the bedroom and bathroom.

Bedroom One



Having a window to the rear and a radiator.

Bathroom



Fitted with a modern suite of panelled bath with shower over, wash hand basin and W/C on a vanity unit, heated towel rail and an extractor fan.

Apartment 28a

Entrance Hall

Having a door from the stairwell, a window to the side and a staircase leading to the landing.

Landing

Currently used as a hobby area with a window to the side and to the rear. A door leads off to the open plan kitchen/living area.

Open Plan Kitchen/Living Area.



The kitchen area is fitted with a range of base and wall units with contrasting work surfaces over and benefits from a single bowl sink with mixer tap and drainer, integrated oven and four ring hob set on the island unit with an extractor fan over, there is space for appliances and wooden flooring. The living and dining area has a period feature fireplace with surround, a radiator, TV point, wood effect flooring and windows to the front and to the side.

Additional Photograph



Additional Photograph



Additional Photograph



Bedroom One 13'0" x 9'8" (3.96 x 2.95)



This spacious bedroom has a feature fireplace and surround, windows to both sides, a radiator and a door leading into the en-suite.

En-Suite

Benefitting from a modern white suite comprising a panelled bath with a shower over, W/C and wash hand basin, vinyl flooring, heated towel rail, extractor fan and a window to the rear.

Bedroom Two 11'0" x 7'0" (3.35 x 2.13)



Having a window to the rear and a radiator.

En-suite



Comprising an enclosed shower cubicle, W/C and wash hand basin, vinyl flooring, extractor fan and heated towel rail.

Apartment 28b

Entrance Hall.

With a door from the stairwell, a window to the side, and a staircase leading to the landing.

Open Plan Kitchen/Living Room 15'0" x 10'0" (4.57 x 3.05)



The kitchen area is fitted with a range of base and wall units with contrasting work surfaces over and benefits from a single bowl sink with mixer tap and drainer, integrated oven and hob with an extractor fan over. Integrated fridge/freezer, breakfast bar, part tiled walls, built in storage cupboard, space for appliances and wood effect flooring. The living area has a window to the rear and a period fireplace.

Additional Photograph



Additional Photograph



Bedroom One 12'7" x 9'0" (3.84 x 2.74)



Having a window to the front and a radiator.

Bedroom Two 12'0" x 7'0" (3.66 x 2.13)

Having a window to the front, a radiator, a TV point and a wall mounted boiler.

Shower Room



Having an enclosed shower cubicle, low level W/C, wash hand basin, spotlighting and an extractor fan.

Apartment 28c

Entrance.

Entrance from the ground floor.

Open Plan Kitchen/Living Area



Boasting lots of original features the kitchen area is fitted with a range of base and wall units with work surfaces over, sink with mixer tap and drainer and space for appliances. The living area has beautiful quarry tiled flooring and a double window overlooking the garden area. There is a radiator, TV point and a built in cupboard. Steps lead up to the inner hall.

Additional Photograph



Inner Hall

Having a window to the side and a radiator.

Bedroom 11'0" x 7'0" (3.35 x 2.13)



Having a window to the rear and a radiator.

Shower Room.



Fitted with an enclosed shower cubicle, wash hand basin on a vanity unit, low level W/C, tiled flooring and an extractor fan.

Apartment 28d

Front

A front door leads off from the rear garden area with stairs rising to the open plan kitchen/living area.

Open Plan Kitchen/Living Area 11'0" x 7'0" (3.35 x 2.13)



Fitted with base and wall units with work surfaces over, single bowl sink with mixer tap over, void for a cooker. The living area has a feature fireplace, a TV point and a window to the side.

Additional Photograph



Bedroom 8'0" x 6'0" (2.44 x 1.83)



Having a window to the side, a wall unit for storage and a sliding door leading into the en-suite.

En-Suite.

Having a window to the side and benefitting from an enclosed shower cubicle, low level W/C and wash hand basin on a vanity unit and an extractor fan.

To the Rear of the Property

To the rear of the property is an enclosed court yard, gravelled sitting area and a rear enclosed garden for communal sitting with a wall to the boundary.

Apartment Entrances



Energy Performance Certificates

The properties each have their own EPC. Flat 28 is C rated with a rating of 71/78
Flat 28A is rated D with a rating of 63/75
Flat 28B is rated D with a rating of 60/67
Flat 28C is rated D with a rating of 65/72
Flat 28D is rated C with a rating of 71/72

The full epc reports are available from our office.

Services to the Property

We are advised by the sellers that the property benefits from mains water, mains drainage, gas central heating to apartments 28, 28a and 28b and electric heating to 28c and 28d.

Additional Information from the Current Owner

The tenants have all been credit checked and are covered by Aviva rent protection (which will pay out rent if this is missed during the tenancy for at least 12 months / take a tenant to court for section 21/8 evictions if ever necessary. The property is also fully managed by Your Move Oswestry who have issued all of the necessary AST agreements.

A number of improvements have been made to the property including a new bathroom suite, new boilers with warranties. EPC's for the 5 apartments currently valid until 2031/2032. Currently let to tenants. This sale also includes the Freehold.

Tenure

We understand the property is freehold although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire Council and each apartment has its own banding.

Hours of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

To View a Property

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
If you are interested in buying this property, you have to view the property. 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. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Additional Photograph

Money Laundering Regulations

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.

Town & Country Services

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 - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information.

Special Notes

Any interested bidders MUST refer to our auction catalogue and terms of sale. Please go to www.townandcountrypropertyauctions.co.uk

Guide Prices

The guide prices are the parameters which we believe the lot may achieve, although by the nature of entries the actual sale prices may be higher or lower depending upon demand and popularity of the actual auction. Guide prices are published in good faith and may change at any time during the marketing campaign.

Floor Plan

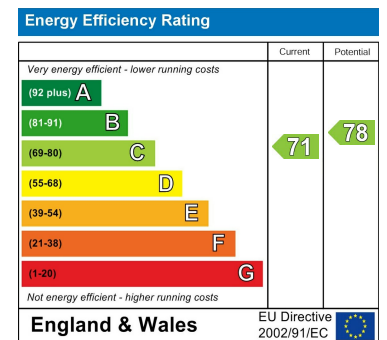


28 Oswald Road – Flat A

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.

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