

Town & Country

Estate & Letting Agents



13 Lovett Place, Gobowen, SY11 3QS

Offers In The Region Of £139,950

Town and Country Oswestry welcome you to this modern first-floor apartment located on a modern development in Gobowen. Built in 2021, this property boasts a contemporary design and immaculate presentation, making it an ideal choice for first-time buyers or savvy investors alike. Spanning an impressive 753 square feet, the apartment features two spacious double bedrooms, providing ample room for relaxation and comfort. The layout includes a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the property benefits from two stylish bathrooms, ensuring convenience for both residents and visitors. Situated in a popular location, this apartment offers easy access to local amenities and transport links, enhancing its appeal for those seeking a vibrant community atmosphere. Whether you are looking to make your first step onto the property ladder or seeking a lucrative investment opportunity, this apartment is sure to meet your needs. Do not miss the chance to view this exceptional property, which combines modern living with a prime location.

Directions

From Oswestry take the Gobowen road out of the town. At the roundabout take the second exit towards Gobowen. Continue towards the village then at the mini roundabout take the first exit onto Wats Meadow and continue down onto Henry Robertson Way and follow the road to the bottom. Turn right onto Lovetts Place where the apartment block will be found on the left hand side. Follow the road around where the entrance will be found at the rear.

Hall



The spacious hallway has a radiator, dado rail, built in cupboard with space for appliances and shelving, fitted storage cupboard, intercom system and doors leading to all the rooms.

Lounge/ Kitchen 17'3" x 13'6" (5.26m x 4.14m)



The good sized lounge/ kitchen has two windows to one side, a window to the other side with Juliette balcony and French doors letting in lots of light, dado rail, spotlighting and two radiators.

Additional Photograph



Kitchen Area



The kitchen is fitted with a good range of base and wall units with work surfaces over and matching up stands, wall mounted Worcester boiler, stainless steel one and a half bowl sink with a mixer tap over, integrated dishwasher, electric oven, gas hob with stainless steel splash back, chimney style extractor fan, integrated fridge/ freezer, vinyl flooring and under unit lighting.

Bedroom One 8'8" x 13'7" (2.66m x 4.15m)



The first double bedroom has a window to the side, radiator and fitted double mirror fronted wardrobes offering good storage. A door leads through to the en suite.

Additional Photograph



En Suite 8'1" x 8'6" (2.48m x 2.60m)



The fantastic en suite offers a lot of space and has a vinyl floor, heated towel rail, low level w.c., wash

hand basin with a mixer tap over, double shower cubicle with a mains powered shower, shaver point, extractor fan and spotlighting.

Bedroom Two 12'3" x 9'8" (3.74m x 2.97m)



The second double bedroom has a window to the side, dado rail and a radiator.

Bathroom 6'9" x 5'9" (2.08m x 1.77m)



The main bathroom has a paneled bath with a mains powered shower over and concealed controls, glass screen, wash hand basin with a mixer tap over, low level w.c., vinyl flooring, heated towel rail, shaver point, extractor fan and part tiled walls.

To The Outside



The property benefits from a communal garden area along with two allocated parking bays.

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.

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.

Tenure/Council Tax

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor. The lease is for 999 years and started in 2022. The current owners pay £128 a month for maintenance and ground rent.

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

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

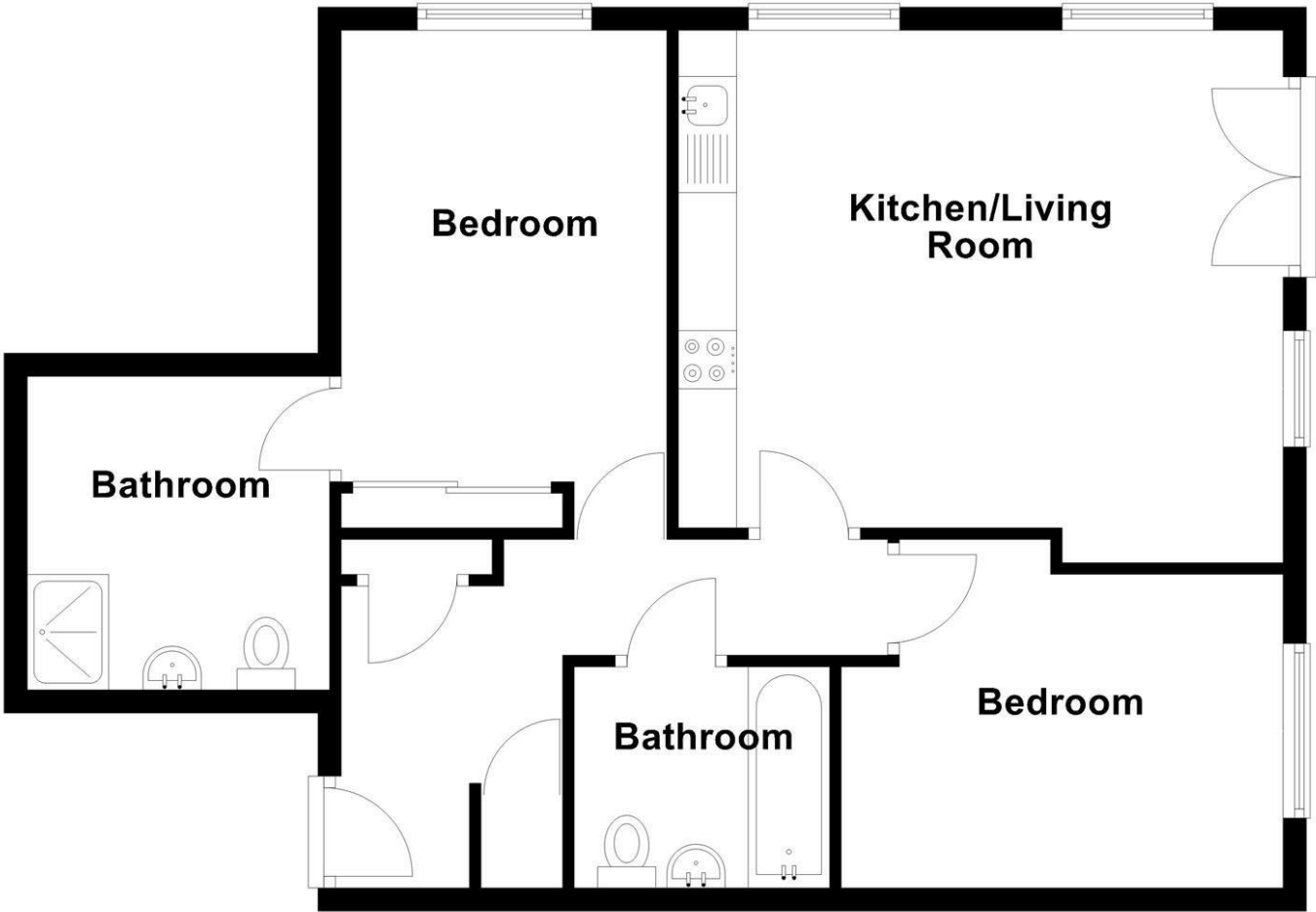
Additional Information

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.

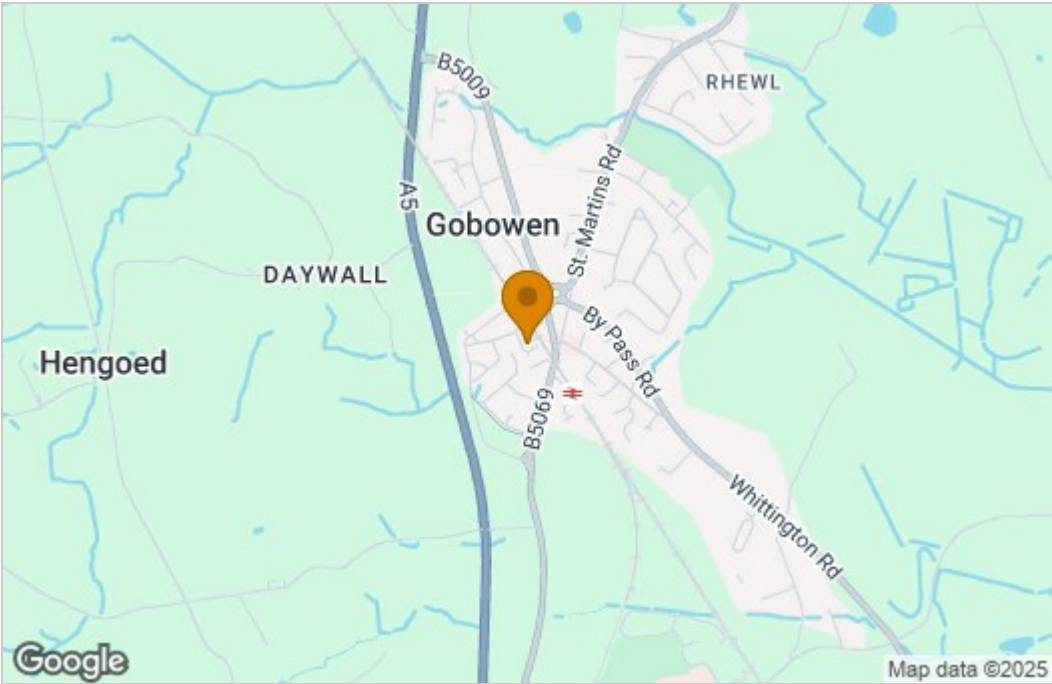
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor Plan

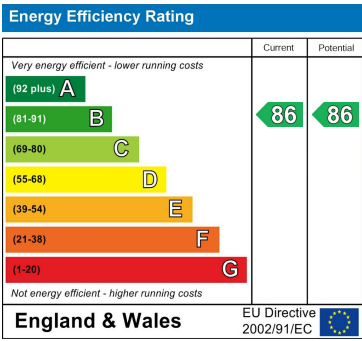
Ground Floor



Area Map



Energy Efficiency Graph



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