



## 6 Oxon Hall, Holyhead Road, Bicton, Shrewsbury, Shropshire, SY3 8BW

**£169,995**

A unique and rare opportunity to acquire a desirable, tastefully renovated one-bedroom first-floor apartment forming part of an elegant grade II listed country house. For the potential purchaser, this apartment occupies an enviable prominent position. Sold with a share of the freehold, Accommodation includes Hallway, Open Plan Living Room, Kitchen/Diner with impressive window overlooking landscaped grounds, Double Bedroom, Shower Room, and Electric Heating. Glorious setting in beautiful, landscaped Gardens, Allocated Parking, rural location yet convenient for town. EPC - C



**6 Oxon Hall, Holyhead Road, Bicton, Shrewsbury, Shropshire, SY3 8BW      Ref: 4230**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Communal entrance with staircase leading to first floor. Panelled entrance door leading into:

**Entrance Hall**

Doors to built-in airing cupboard with an eco-friendly hot water system. Doors to Living Room, Bedroom and Shower Room, hardwired smoke alarm.

**Impressive Open Plan Living Room/Kitchen**

15' 0" x 13' 0" (4.57m x 3.96m)

Double glazed bay window overlooking beautifully landscaped gardens with open countryside beyond, wall mounted electric panel heater, wall and ceiling lights, carpet to Living Area.

**Kitchen Area** 9' 0" x 8' 5" (2.74m x 2.56m)

New Kitchen, Area has tiled floor, range of units, integrated appliances include electric fan oven, ceramic hob, extractor hood. Freestanding Hoover washing machine (included). Deep tiled surround to work areas, solid wood worktops, inset stainless steel sink unit, entry phone.

**Double Bedroom** 12' 0" x 10' 0" (3.65m x 3.05m)

Double glazed sash window enjoying parkland views, wall mounted electric panel heater, double wardrobe with mirror fronted sliding doors.

**Shower Room**

Newly fitted with a white 3-piece suite in addition to a sizeable modern shower cubicle with electric on-demand shower, it includes a wash basin, bidet, WC, panelled walls, mirror with a spotlight, wall mounted electric fan heater, extractor fan.

**Outside**

Oxon Hall is situated in beautiful landscaped communal gardens and the property enjoys the benefit of designated parking. Whilst there is also additional visitors space available.

**Communal Gardens**

The property is set with delightful communal lawned gardens surrounded by established trees and a variety of herbaceous beds and borders. The large grounds surrounding Oxon Hall are accessible to all dwellers.

**Lease Details**

The property is Leasehold with a share of the freehold: 199 years lease starting from the year 2000. The Service Charge includes Ground Rent and includes the following services: Communal areas maintenance and cleaning. Fire alarm testing and servicing. Common area electricity including outside lighting. Periodic window cleaning. Gardening and tree surgery. Building and directors' Insurance. General management and accountancy fees. Sinking Fund. The equivalent of £33.23 weekly - is payable over the next six months.

Council Tax Band B

**Tenure:** Our client advises us that the property is Leasehold with a Share of the Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## First Floor



### 6 Oxon Hall, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

## Energy performance certificate (EPC)

6 Oxon Hall Holyhead Road Bicton SHREWSBURY SY3 8BW	Energy rating <b>C</b>	This certificate expired on: 12 January 2022 Certificate number: 8269-6723-5450-1867-0996
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**Property type**  
Mid-floor flat

**Total floor area**  
40 square metres

#### Rules on letting this property

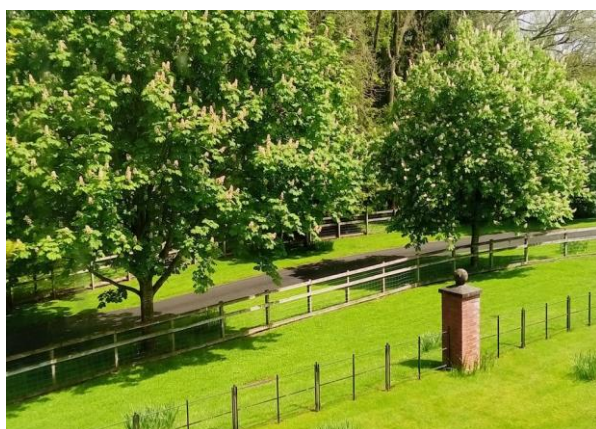
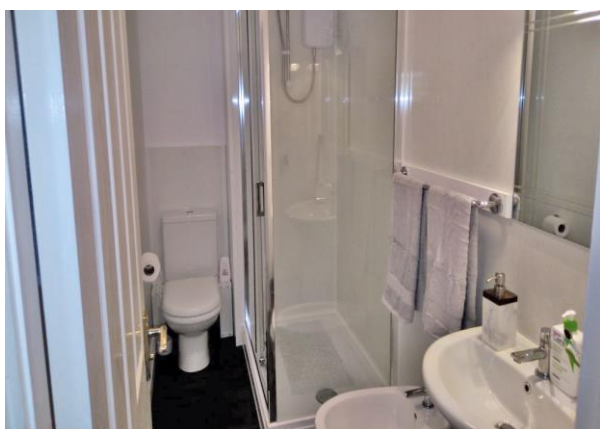
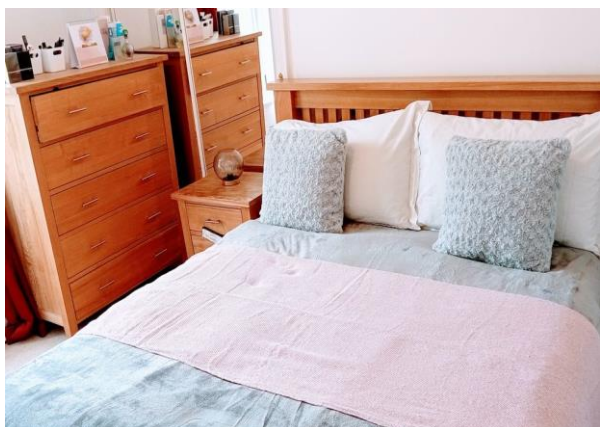
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-letting-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-letting-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**