

**TO LET****£950 Per Calendar Month**

The Luxury Apartment Llwyn-y-maen, Oswestry, Shropshire, SY10 9DD

A wonderful opportunity to reside within the grounds of Llwyn y Maen Hall. This luxury apartment offers character features and spacious interiors. The accommodation comprises; Reception Hall/Landing, Utility Area, Kitchen, Living Dining Room, Inner Hallway, Two Bedrooms, Bathroom, Garden Area, Parking. Available Now!





- **Superb Apartment**
- **Character Interiors**
- **Spacious Accommodation**
- **Tax Band A**

LOCATION

The property is located a short drive out of Oswestry Town on the Trefonen Road, approximately 1 Mile.

DIRECTIONS

Proceed out of Oswestry on the Trefonen Road passing Oswestry School to the right hand side, proceed out of the town, turn left into private drive noted 'Llwyn Y Maen Hall' (opposite the turning for 'Racecourse'.

ENTRANCE

Stone steps lead up to the Apartment.

ENTRANCE LOBBY

With steps leading to:

RECEPTION LANDING / UTILITY

With window and space for appliances.

KITCHEN

Comprising a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with wooden worktops over, integrated dishwasher, sink unit, window to the side elevation overlooking grounds and landscaped gardens, electric wall heater, timber floor, exposed timbers to the ceiling. Opening through to:

LOUNGE DINING ROOM

With exposed timbers and trusses, window overlooking grounds and landscaped gardens, electric wall heater.

INNER HALLWAY

With storage cupboards, velux roof window.

BEDROOM ONE

With velux roof window, electric wall heater, original cast iron fireplace (not to be used), eaves storage cupboards.

BEDROOM TWO

With velux roof window, electric wall heater, eaves storage cupboards.

BATHROOM

Comprising a four piece suite providing pedestal wash hand basin, WC, bath, shower, electric heater, window.

PARKING

There is parking available.

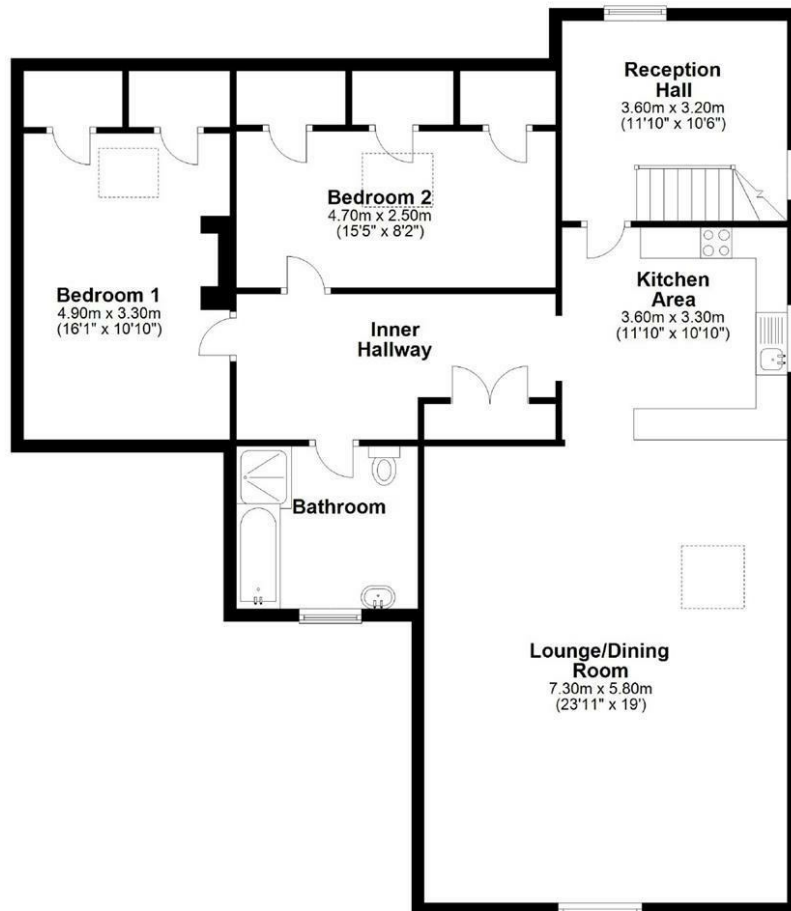
GARDEN

There will be an external area for the tenant to enjoy.



Ground Floor

Approx. 124.4 sq. metres (1339.2 sq. feet)



Total area: approx. 124.4 sq. metres (1339.2 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND

DEPOSIT

£1,153.00 to be held in the Deposit Protection Service.

VIEWINGS

By appointment through the agents. Halls, Oswestry Office,
TEL (01691) 670320.

You will be asked to complete a pre-application form before
viewing the property therefore, please email
hayley@hallsgb.com with your full name, email address and
phone number and you will then be sent an application form,
we will also require the same information for anyone else who
will form part of the tenancy. Halls will not organise a viewing
until we receive this. This is to minimise the spread of the
virus.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required
upon application of the property and initial acceptance from
the Landlord.

Please note: This is non refundable if any relevant person
(including any guarantor(s)) withdraw from the tenancy, fail a
Right-to-Rent check, provide materially significant false or
misleading information, or fail to sign their tenancy agreement
(and / or Deed of Guarantee) within 15 calendar days (or other
Deadline for Agreement as mutually agreed in writing). All
applications are sent to the landlord for their approval before
deposits are taken.



TO LET

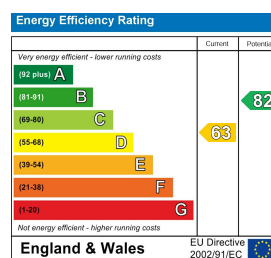
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@halls.gb.com



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