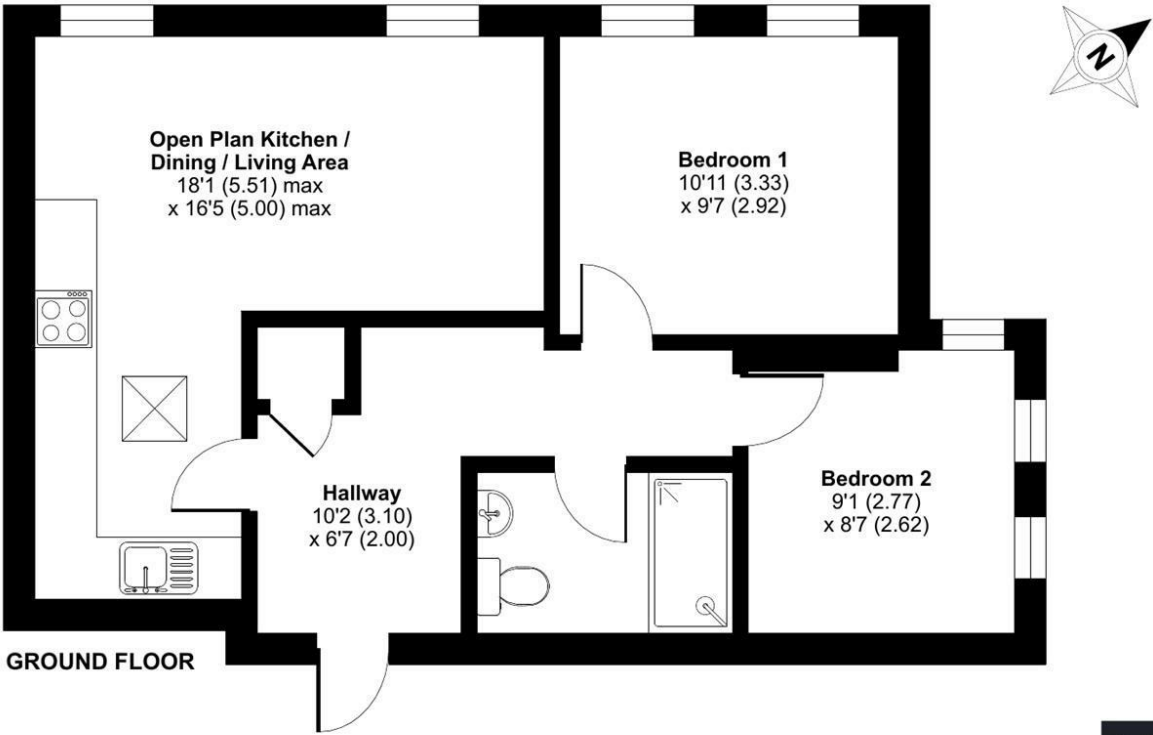


FOR SALE

Apartment 4 Holbach Court, Holbach Road, Oswestry, Shropshire, SY11 1RY

Approximate Area = 559 sq ft / 51.9 sq m
For identification only - Not to scale

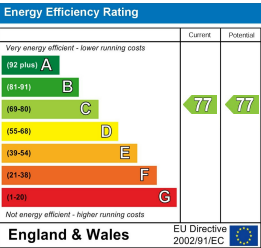


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1256699

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



Halls

01691 670320

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



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FOR SALE

Offers in the region of £180,000

Apartment 4 Holbach Court, Holbach Road, Oswestry, Shropshire, SY11 1RY

Nestled in the charming area of Holbach Court, Oswestry, this delightful apartment offers a unique blend of contemporary living within a historical building. With its prime location on the fringe of the town centre, residents can enjoy the convenience of local amenities while being just a stone's throw away from the vibrant heart of Oswestry.

This property features two bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a comfortable reception room, perfect for relaxation. The bathroom is thoughtfully designed to cater to modern needs..

One of the features of this property is the gated parking forecourt, providing ease and security for your vehicle. Additionally, residents can take advantage of the beautifully maintained communal gardens.



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Character 2 Bedroom Apartment
- Fringe of Town Centre Location
- Contemporary Design
- Secure Gated Access
- Communal Gardens
- Allocated Parking

DIRECTIONS
From our Church Street office turn right and proceed to Cae Glas Park. Upon entering the park take the left pathway and continue until an exit is reached on the left hand side. On leaving the park turn right and cross the road onto Holbach Road. Proceed to the top of the road and through the electric gates onto Holbach Court. Pass through the front main entrance and turn left where the property will be found at the end of the corridor.

SITUATION
The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot in a few minutes. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.

DESCRIPTION
A ground floor apartment within this popular development featuring modern, contemporary design while capturing the historical character of a site that has housed both a school and a magistrates court in the past. The development enjoys the privacy of gated access and boasts well-maintained garden areas along with sufficient parking for both residents and visitors

MAIN ENTRANCE
Through the original building entrance door at the front via fob access. Mailbox area, lift to the upper floors.

THE APARTMENT

ENTRANCE HALL
Intercom phone, airing cupboard with Worcester combination boiler, thermostat control.

OPEN PLAN KITCHEN/DINING/LIVING AREA
A fully fitted kitchen with a range of grey panel fronted base units and eye level wall cupboards with wood effect worktops over. Built-in fridge/freezer, built-in washer/dryer. Inset stainless steel one and a half bowl sink with mixer tap. Zanussi 4 ring induction hob with Zanussi stainless steel extractor hood over and stainless steel splashback. Zanussi electric eye level oven/grill. Tiled flooring, skylight, large front aspect double glazed windows with fitted shutters, feature light fittings.

BEDROOM 1
Two front aspect double glazed windows with fitted shutters.

BEDROOM 2
Dual aspect decorative circular double glazed windows, fitted wardrobe unit with blanket cupboards above bed recess and bedside tables.

SHOWER ROOM
Fully tiled shower room comprising double width shower cubicle, pedestal wash hand basin with mixer tap and fitted wall cupboard above and low level flush WC. Wood effect laminate flooring, chrome heated towel rail, shaver point.

OUTSIDE
To the front of the development is a tarmac parking forecourt with one allocated space for the Apartment. There is additional guest car parking available together with well maintained communal gardens.

GENERAL REMARKS

SERVICE CHARGE
We are informed that the service charge from 01.04.24 - 31.03.25 is £105.00 per month. A full list of items covered by this charge can be provided.

FIXTURES AND FITTINGS
The fitted carpets as laid, light fittings and window shutters are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these has been tested.

TENURE
Leasehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently banded in Council Tax Band A - Shropshire Council.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.