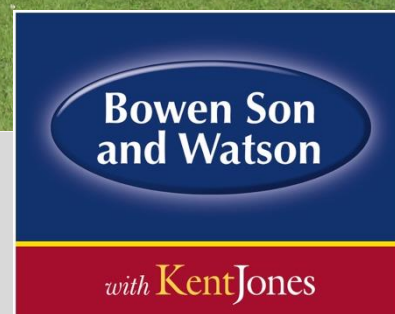




**3, Brookfield, Weston Rhyn, Oswestry,  
Shropshire, SY10 7RF**  
**Offers in the Region Of £115,000**



A two bedroom ground floor leasehold apartment situated in an established residential development on the fringes of Weston Rhyn. The property would make an ideal first time buy or indeed an investment property as it is currently let out to a long term tenant at £495.00 per calendar month. The property is warmed by a modern gas fired central heating system and includes good sized rear gardens. Early inspection is highly recommended.





### 3 Brookfield, Weston Rhyn, Oswestry, Shropshire, SY10 7RF

- 2 bed ground floor leasehold apartment.
- Ideal investment or first time buy.
- Currently let on A.S.T at £495.00 p.c.m.
- Rear gardens, gas C/H & uPVC D/G.
- EPC Rating - Band 'C' (75).
- Tenure details - 125 year lease from 12th July 2004.

#### General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer 3 Brookfield in Weston Rhyn for sale by private treaty. This well proportioned two bedroom ground floor apartment is located in a quiet position within the village, close to all amenities.

The living accommodation is well planned and both bedrooms are generously sized. Currently let on an assured shorthold tenancy, the property would make an ideal investment property as the long term tenant is keen to remain in situ.

#### Location

The property is situated within walking distance of the centre of the popular village of Weston Rhyn which has an excellent range of amenities including primary school, shop, post

office and public houses. The property is also within easy walking distance of the Shropshire Union Canal and surrounding countryside. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has a good bus services and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

#### Accommodation

A part glazed door at the front of the property leads into:

#### Porch

7' 1" x 5' 11" (2.16m x 1.81m)

With door into:

#### Living Room

16' 9" x 11' 5" (5.11m x 3.48m)

Radiator, TV/telephone points and doors off to:

#### Kitchen

10' 9" x 10' 1" (3.28m x 3.08m)

Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Integrated oven and 4 burner gas hob with extractor hood over. Space/plumbing for washing machine and fridge freezer. Tiled floor, radiator, door to rear and internal door to:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

### Hall

Two storage cupboards, meter cupboard and doors off to:

### Bedroom One

12' 0" x 11' 5" (3.67m x 3.48m)

Radiator.

### Bedroom Two

12' 1" x 8' 10" (3.68m x 2.70m)

Radiator.

### Bathroom

6' 7" x 6' 2" (2.00m x 1.87m)

Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Heated towel rail, tiled floor, tiled walls and extractor fan.

### Outside

To the rear of the property is an enclosed lawned garden and two useful storage rooms.

### Tenure

We are informed that the property is leasehold. The term of the lease is 125 years with a commencement date of the 12th July 2004.

### EPC Rating

EPC Rating - Band 'C' (73).

### Council Tax Band

Council Tax Band - 'A'.

### Local Authority

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

### Directions

From the A5/A483 proceed north in the direction of Chirk. At the Gledrid roundabout take the first turning left into Weston Rhyn. Continue over the railway crossing and up Station Road to the mini roundabout.

Take the first turning left at the roundabout onto Vicarage Lane and continue ahead where the property will be found on the left hand side.



Knowledge | Expertise | Integrity

→ Looking to **Sell** or **Let**? → Do you need **mortgage** advice? → Need a **Survey**?

Contact your local branch of **Bowen Son and Watson with Kent Jones** today!

**Bowen Son  
and Watson**

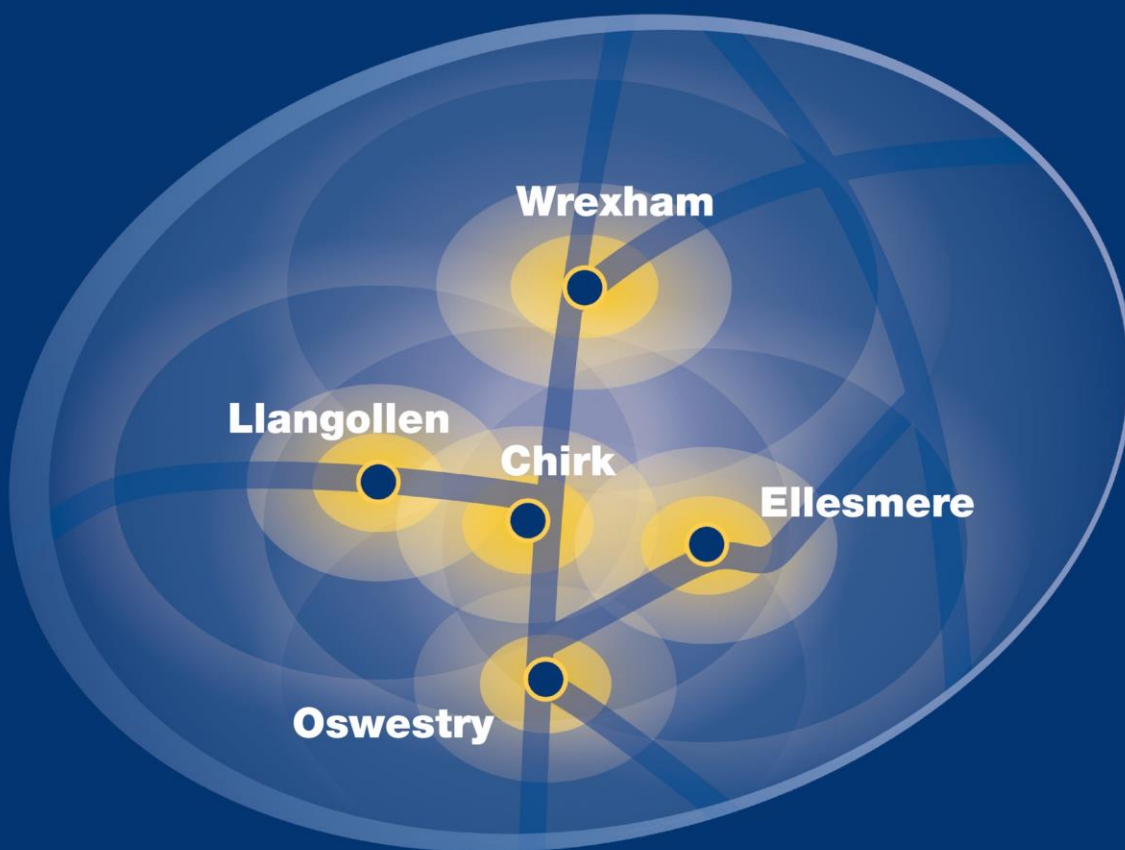
*with* **Kent Jones**

Knowledge | Expertise | Integrity

**Bowen Son and Watson with Kent Jones - Oswestry Office**  
**Tel: 01691 652367**

35 Bailey Street Oswestry Shropshire SY11 1PX  
oswestry@bowensonandwatson.co.uk  
www.bowensonandwatson.co.uk

**Offices in Oswestry, Ellesmere, Chirk, Wrexham and Llangollen**



**RICS**

The mark of  
property professionalism worldwide

Chartered Surveyors | Auctioneers and Valuers | Estate and Letting Agents

View all our properties at [www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk)

