

**BOWEN**

PROPERTY SINCE 1862



Offers in the region of £180,000

Apartment 4 Valley Court, Morda Road,  
Oswestry, Shropshire, SY11 2AY

🏠 2 Bedrooms

🚿 2 Bathrooms

## Apartment 4 Valley Court, Morda Road, Oswestry, Shropshire, SY11 2AY



### General Remarks

Bowen are pleased with instructions to offer Apartment 4 Valley Court off Morda Road in Oswestry for sale by private treaty. The property comprises of a two bedroom first floor apartment within this gated community. The apartment is well appointed with high quality fixtures and fittings, while it also includes a single garage and access to the communal gardens within the development. The apartment is warmed by an electric heating system and includes double glazing. Internal inspection is essential in order to appreciate this individual property in this sought after location.

**Location:** Although the property stands in a quiet location, Oswestry town centre is a short walk away and offers a host of shops, restaurants and other amenities. Easy access onto the A5/A483 provides direct access to the City of Chester and the county town of Shrewsbury which both offer a wider range of facilities as well as access to the motorway network beyond. The nearby train station at Gobowen offers rail links to Birmingham and Chester.

### Accommodation

A secured entrance door at the side of the building provides access into:

**Communal Entrance Hall:** With stairs to the first floor landing providing access to Apartments 3 & 4.

**Apartment 4:** A door off the first floor landing leads into:

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

**Hall:** Electric heater, cupboard housing pressurised hot water cylinder and slatted shelving, access to loft space and doors off to:

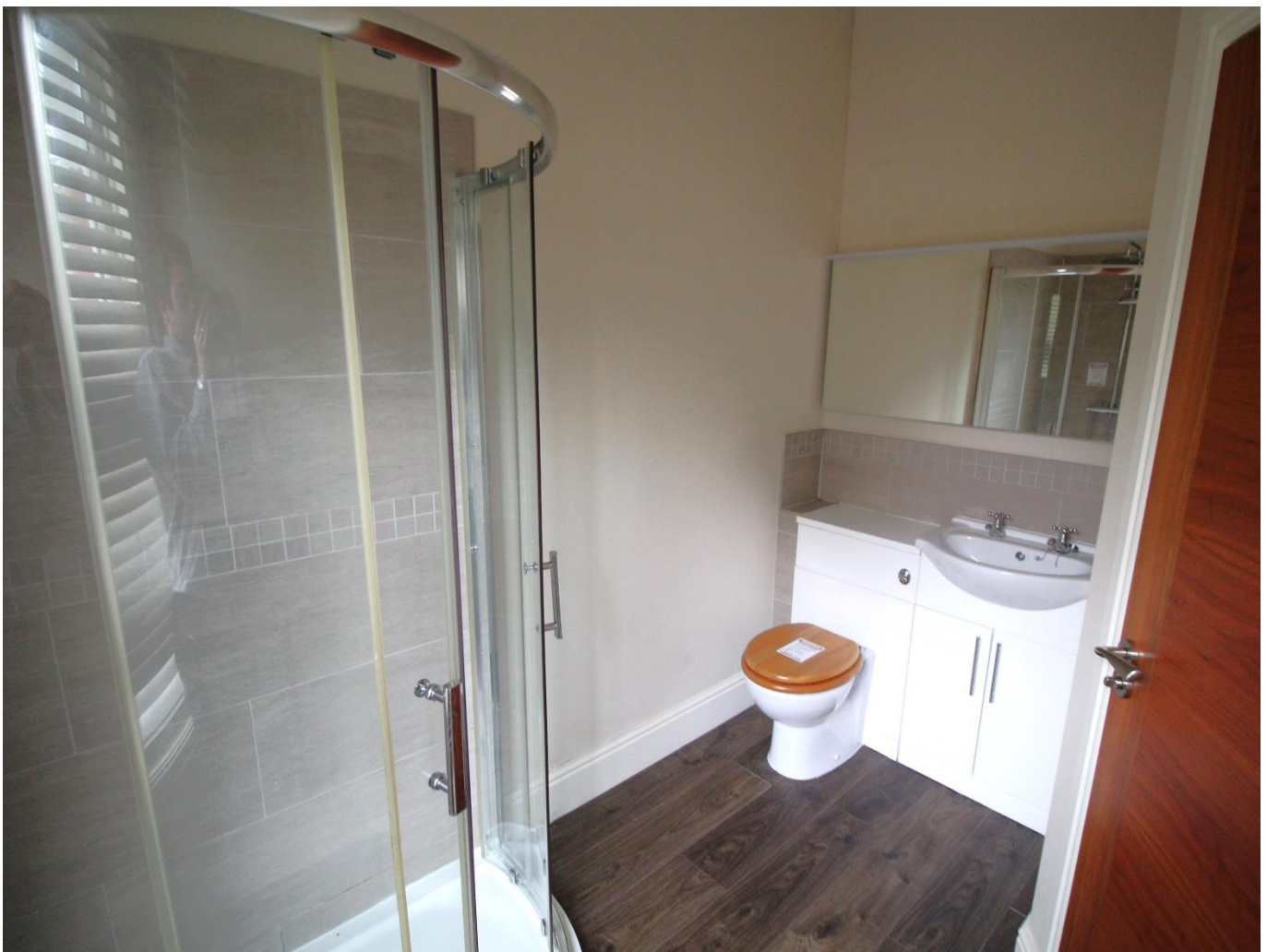
**Open Plan Living Space:** 23' 9" x 16' 4" (7.25m x 4.97m) Kitchen Area - Range of high quality fitted base/eye level wall units with quartz worktops over and inset 1.5 bowl stainless steel sink. Integrated double oven, separate induction hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine. Wood effect flooring. Living Area - Two electric heaters and TV/telephone points.



**Bedroom 1:** 12' 8" x 11' 4" (3.86m x 3.45m) max Built in wardrobe, electric heater, access to loft space, TV point and door to:

**En Suite:** 9' 4" x 4' 0" widening to 6' 1" (2.85m x 1.23m widening to 1.86m) Large shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c. Wood effect flooring, heated towel rail, part tiled walls and extractor fan.

**Bedroom 2:** 10' 11" x 10' 2" (3.32m x 3.09m) Electric heater and TV point.





**Shower Room:** 7' 0" x 3' 9" widening to 7' 3" (2.14m x 1.14m widening to 2.20m) Large walk in shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, wood effect flooring, part tiled walls and extractor fan.

**Single Garage:** The apartment also includes a single garage with up/over door and off road parking provision in front.

**Outside:** The property is approached off Morda Road through electrically operating gates leading to the garages and parking. Also included are communal gardens which comprise of lawns with mature shrubs and flowering borders.

**EPC Rating:** Apartment 4 - EPC Rating - Band 'D' (56).

**Tenure:** We are informed that the property can be offered for sale on a Freehold or Leasehold Basis. It currently forms part of the larger freehold which covers the development itself and if bought as a whole (including the other apartment offered for sale - apartment 4 - Guide Price for both £350,000), the freehold would be included.

If the apartment is sold separately from this, then a long leasehold interest would be drawn up. Other apartments in the development have been sold on this leasehold basis with lease terms extending to 250 years.

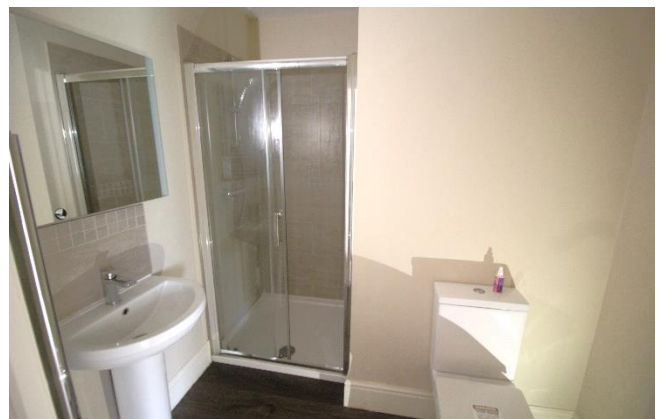
**Ground Rent and Service Charge:** We are informed that on a leasehold basis, the ground rent charged is £250.00 per annum and the Service Charge is £150.00 per month. We would recommend this is verified during pre-contract enquiries.

**Council Tax Band:** Council Tax Band - 'B'.

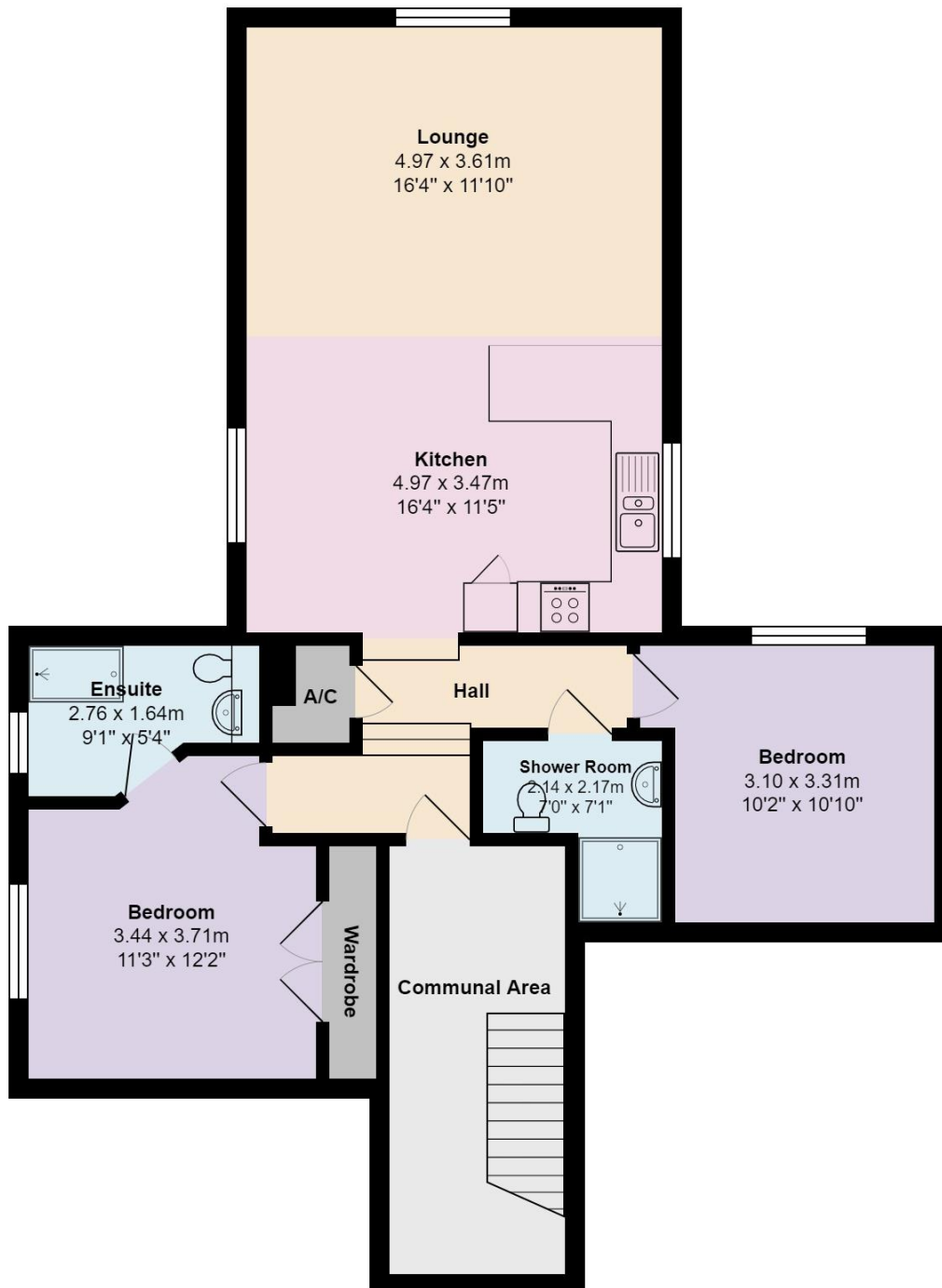
**Local Authority:** Shropshire County Council.

**Directions:** From Oswestry proceed up Church Street to the traffic lights. Continue straight ahead onto Upper Church Street and onto Morda Road. The gated entrance to the development will be found on the left hand side shortly after the Cricket Club.

<https://what3words.com/proposals.skyrocket.event>



4, Valley Court, Morda Road, Oswestry, SY11 2AY



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.