

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £725

1 Newgate Court, Church Street, Oswestry,  
Shropshire, SY11 2SZ

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🏠 2 Bedrooms

🚿 1 Bathroom



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### General Remarks

Two-bedroom end of terrace

Situated within walking distance of Oswestry town centre

Characterful property with private courtyard area in a gated complex

Electric heating

EPC Rating 51|E Council Tax Band 'A'

Holding deposit of £167.00 Deposit £836.00

### Accommodation



**Entrance Hall:** Door opens into the hallway with a storage heater and laminate floor.

**Living Room:** 15' 0" x 10' 5" (4.58m x 3.18m) Carpet floor covering with a staircase rising to the first-floor accommodation. TV & telephone points, under stairs storage area, electric heater.

**Kitchen:** 10' 5" x 8' 10" (3.17m x 2.68m) Range of matching wall and base units, timber effect work tops, sink and drainer with mixer tap, integrated oven with halogen hob and extractor hood above, tiling to walls, vinyl flooring, electric heater.

**Utility Room:** Corner basin and plumbing for a washing machine.

**Stairs to First Floor Landing Area:** Carpeted stairs and landing, electric heater.

**Bedroom 1:** 10' 9" x 7' 3" (3.28m x 2.22m) Carpet floor covering, built-in shelves and airing cupboard, electric heater.

**Bedroom 2:** 10' 6" x 7' 5" (3.20m x 2.27m) Carpet floor covering, electric heater.

**Bathroom:** 6' 10" x 5' 10" (2.09m x 1.77m) Three-piece white suite comprising of: pedestal wash hand basin, WC, panel bath with shower over, heated towel rail, vinyl flooring.



**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.



**Directions:** The property is located in Newgate Court, just off Church Street. Accessed through a gated alleyway between 55 & 59 Church Street.

**EPC Rating 51|E Council Tax Band 'A'**

**Holding deposit £167.00**

**Deposit £836.00**

**Tenure:** We are informed the property is leasehold.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.







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