





**Apartment 8, Holbache Court, Holbache Road, Oswestry, SY11 1RY**  
**Asking Price £170,000**

Holbache Court is a new development in the heart of Oswestry town centre, the site is rich in history and has played a big part in the border town over the years. The former school building and magistrates court features 10 generously assigned apartments.

Apartment 8 is 423 sqf and offers Entrance Hall with built in storage, open plan kitchen/living/dining area, one bedroom and bathroom. Occupants will benefit from assigned parking, visitor parking, well maintained communal gardens, and gated access to the development.

Leasehold: 999 year lease

? Peppercorn ground rent and £87.05 monthly management charge



**Site plan**  
Oswald Place



**HOUSES 1-2**  
3 Bedroom  
Semi-detached  
with parking



**TOWNHOUSE 1-3**  
3 Bedroom  
Semi/terraced  
with parking



**TOWNHOUSE 4**  
2 Bedroom  
Semi-detached  
with parking



**APARTMENTS**  
1-3 Bedroom  
Main building  
with parking



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Holbache Court is the marketing name for this development and may not be the designated postal address.

**Location**  
Oswestry

**The development**

The new development features modern, contemporary design while capturing the historical character of a site that has housed both a school and a magistrates court in the past.

With a range of properties that includes semi-detached houses, townhouses and ten apartments ranging from one to three bedrooms, Holbache Court has something to offer everybody. The development enjoys the privacy of gated access and boasts well-maintained garden areas along with sufficient parking for both residents and visitors.

**Background**

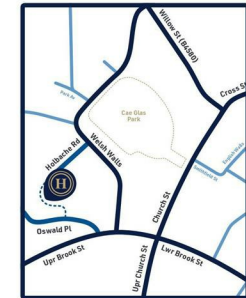
Holbache Court is situated in a prime location in the heart of Oswestry town centre. The gated location offers exceptional security and privacy whilst enjoying the convenience of a central location. Just beyond the gates, the thriving market town offers a superb range of local independent shops, supermarkets, schools and leisure facilities.

**Escape**

For those who wish to escape the busy city life, the town is surrounded by beautiful countryside with plenty to offer those who enjoy the outdoors, with world heritage sites and the Snowdonia National Park all within a short drive.

**Surrounds**

The area serves a range of good local schools and convenient rail connection just a couple of miles away in Gobowen. Thanks to its proximity to the A5 and A483, the location also boasts fantastic road connections. Both Wrexham and Shrewsbury are just half an hour away, whilst Birmingham, Liverpool and Manchester are all within a 90 minute drive.



**DIRECTIONS**

Leave the A5/A483 at Mile End Roundabout and follow the B4579 towards Oswestry. In about half a mile, at the traffic lights, take a slight left onto Victoria Road. At the crossroads, continue onto Lower Brook Street and look out for Oswald Place on the right. The turning into Holbache Court is just after North Shropshire Tyre Service.



Floor Plan  
(not to scale - for identification purposes only)





# Specifications

**General Services:** Make a house a home

**Local Authority:** Shropshire County Council

**Council Tax Band:** New Build

**EPC Rating:**

**Tenure:** Leasehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Court include the following features:

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## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,

\* At relevant stage and as shown on individual

house types - ask for details

\*\* Available on some plots.

The specification of each house type may vary.

Please ask for more detail

SY11 2NU

oswestry@rogerparry.net

01691 655334

**Roger  
Parry  
& Partners**

T: 01691 671091 | E: info@primoris.co.uk | [www.primoris.co.uk](http://www.primoris.co.uk)

- NHBC 10 year warranty
- Worcester Bosch Energy Efficient Gas Central Heating
- Choice of kitchen - with integrated oven/hob, dishwasher and fridge/freezer
- Choice of ceramic floor tiles / vinyl to kitchens and bathrooms
- Downlighters in kitchen ceilings
- Carpet to floor areas not covered in ceramics
- Contemporary white bathrooms with chrome fittings
- En-suite bathrooms to most master bedrooms
- UPVC fascias and soffits (new builds only)
- White panel internal doors with chrome ironmongery
- One parking space per property within the gated development
- Electric gates and intercom access to all homes
- Fire Alarms
- BT Fibre broadband to all homes
- All gardens are turfed
- Access lift available in apartment building

**Holbache**  
COURT



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.