

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £115,000

Flat 17, 22-26 Oswald Road, Oswestry. SY11 1RE

🏠 2 Bedrooms

🚿 1 Bathroom

## Flat 17, 22-26 Oswald Road, Oswestry. SY11 1RE



### General Remarks

Bowen are pleased to present this second floor two bedroom apartment situated within walking distance of Oswestry town centre. The property benefits from gas central heating, a communal courtyard.

The property would make an ideal first time buy, downsize/lifestyle changing purchase or investment

**Entrance Hall:** Carpeted flooring, intercom telephone, above stairs storage cupboard, storage cupboard with shelving and plumbing for washing machine, radiator.

### Accommodation

**Living Room/Dining Room:** 12' 8" x 8' 2" (3.86m x 2.48m) Carpeted flooring, secondary double glazed window, storage cupboard housing combi boiler, TV/internet points, radiator.

**Kitchen:** 8' 0" x 7' 7" (2.45m x 2.31m) Range of matching wall and base units with timber work surface above, stainless steel sink and drainer with mixer tap, build-in 'Bosch' oven with 4-ring halogen hob, integrated fridge with freezer compartment, integrated dishwasher, laminate flooring, mood and spot lighting.

**Bedroom One:** 10' 7" x 9' 9" (3.22m x 2.98m) Carpeted flooring, radiator.

**Bedroom Two:** 10' 7" x 5' 11" (3.23m x 1.81m) Carpeted flooring, radiator, storage cupboard with hanging rail.

**Shower Room:** 5' 7" x 5' 6" (1.71m x 1.67m) Shower cubicle with mains shower, low level WC, vanity wash hand basin unit, tiled walls and flooring, stainless steel heated towel rail, underfloor heating.

**Locked Cellar Storage:** Each apartment benefits from a locked storage unit in the cellar of the building.

**Communal Courtyard:** Communal benching, bike store and bin store.



## 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

**EPC Rating 81|B**

**Council Tax Band 'A':**

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

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

**Ground Rent and Service Charge:** We are informed that the service charge is £450 per annum.

The property is subject to a Lease dated for a period of 991 years.





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