

BOWEN

PROPERTY SINCE 1862



Offers in the region of £170,000

Apartment 3 Valley Court, Morda Road,
Oswestry, Shropshire, SY11 2AY

🏠 2 Bedrooms

🚿 2 Bathrooms

Apartment 3 Valley Court, Morda Road, Oswestry, Shropshire, SY11 2AY



General Remarks

Bowen are pleased with instructions to offer Apartment 3 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 3: A door off the first floor landing leads into:

Hall: Cupboard housing pressurised hot water cylinder and slatted shelving. Separate storage

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cupboard, electric heater, access to loft space and doors off to:

Living Room: 14' 0" x 13' 4" (4.27m x 4.06m)
Electric heater and TV/telephone points.

Kitchen/Diner: 13' 1" x 12' 3" (3.98m x 3.73m)
High quality range of 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 and dishwasher. Space/plumbing for washing machine, wood

effect flooring, electric heater, part tiled walls and TV point.

Bedroom 1: 15' 3" x 13' 5" (4.66m x 4.09m) max
Built in wardrobes, electric heater, TV point and door to:

En Suite: 8' 9" x 6' 10" (2.66m x 2.08m) Large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.





Bedroom 2: 12' 9" x 10' 9" (3.89m x 3.28m) Built in wardrobe, electric heater and TV point.

Shower Room: 9' 9" x 7' 5" (2.96m x 2.27m) max Suite comprising large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c. Tiled floor, part tiled walls, heated towel rail 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 3 - EPC Rating - Band 'D' (57).

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 the current leaseholders share costs between them for common areas as and when required. There is no formal Service Charge paid by the leaseholders on a monthly basis. For further detail on this please contact the selling agent. All matters relating to the service charges/ground rents would be verified during pre-contract enquiries.

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

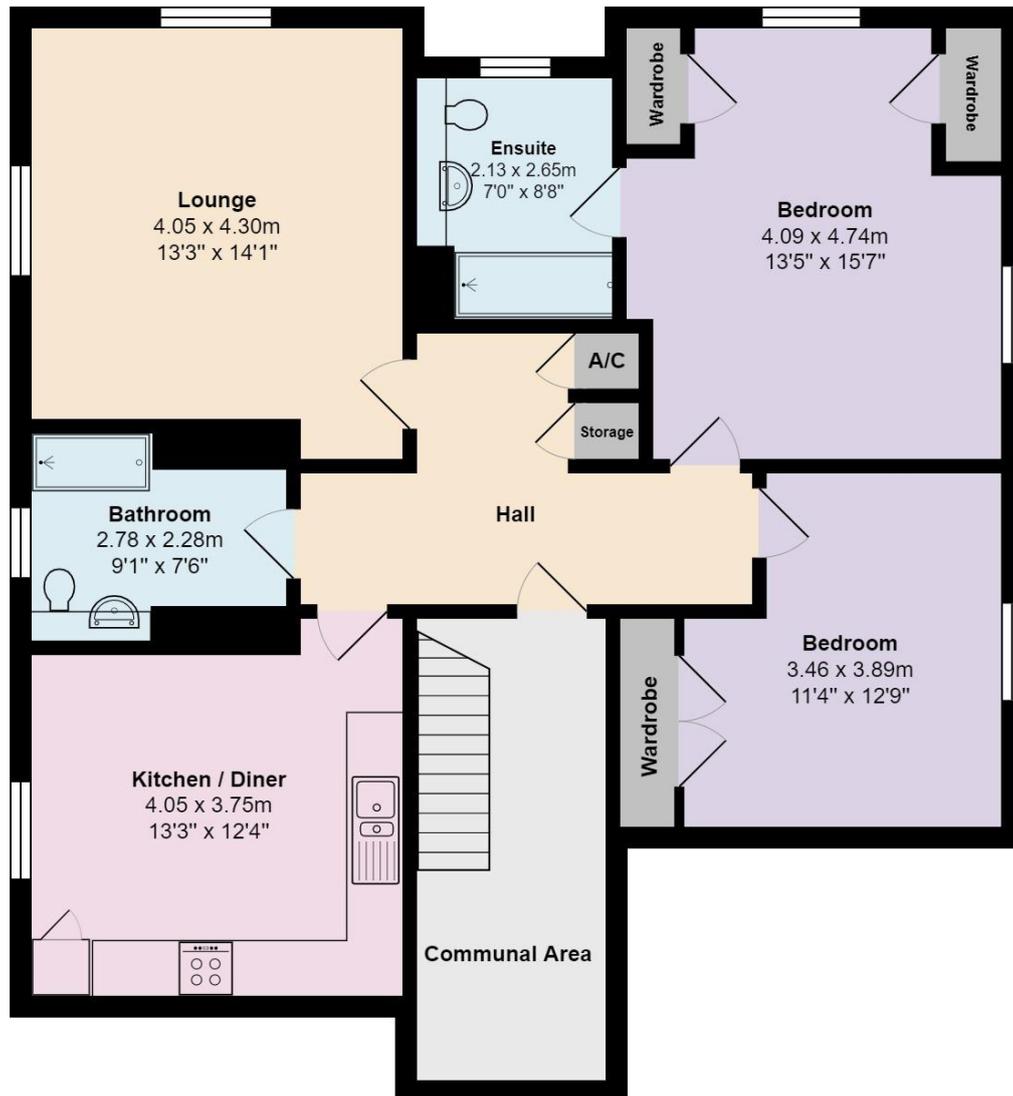
Local Authority: Shropshire County Council.

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>



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



Total Area: 93.4 m² ... 1006 ft² (excluding communal area)

All measurements are approximate and for display purposes only

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.