



## 42 Abraham Court, Lutton Close, Oswestry, Shropshire, SY11 2TH

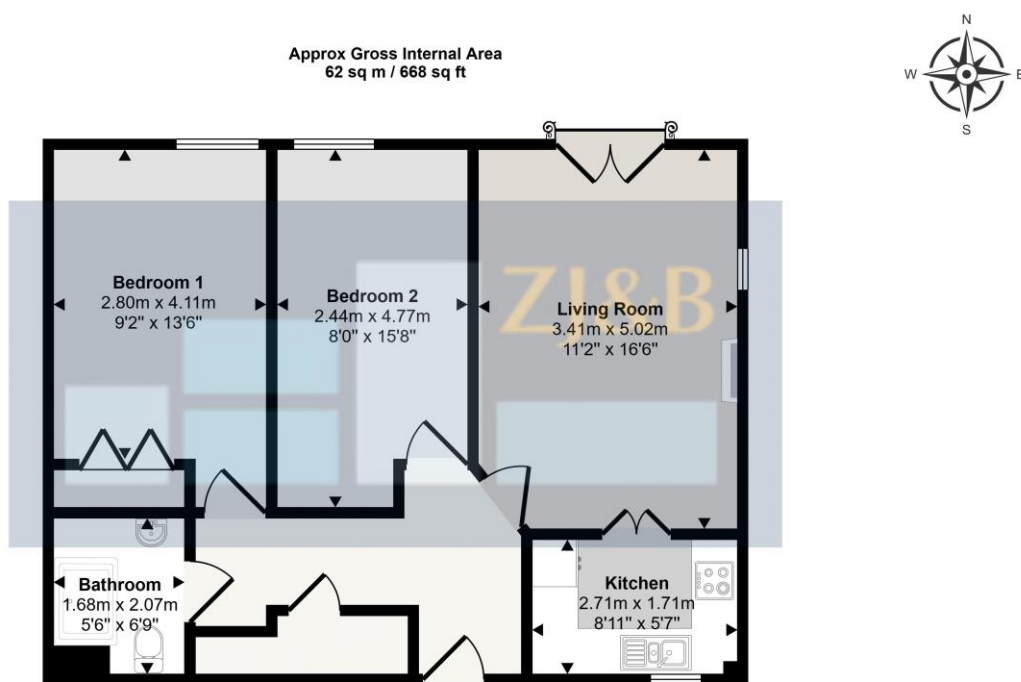
**Offers in the Region Of £110,000**

**A well-presented 2-bedroom first-floor retirement apartment, within a highly regarded, purpose-built development exclusively for the over 60s**



A well-presented two-bedroom first-floor retirement apartment, forming part of this highly regarded and purpose-built development exclusively for the over 60s. Ideally situated within easy reach of Oswestry town centre, the property offers secure, low-maintenance living together with excellent communal facilities and a welcoming community atmosphere. The apartment itself provides spacious and thoughtfully arranged accommodation throughout. A welcoming entrance hall gives access to a generous reception room, creating an attractive and comfortable living space with ample room for both lounge and dining furniture. The fitted kitchen is positioned just off the reception room and benefits from a range of fitted units, ample worktop space and integrated appliances. There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a modern shower room fitted with a contemporary suite. Residents of the development benefit from a range of communal facilities, including beautifully maintained communal gardens, residents' lounge, laundry facilities, lift access and secure entry systems, all designed to provide peace of mind and comfortable retirement living. The development also enjoys convenient access to local shops, supermarkets, transport links and amenities within Oswestry town centre.

Lease details – The property is held on a 125 year lease from 27.11.2003, with 102 years remaining. Ground rent is £450 per annum - £225 paid 6 monthly in advance. The service charge is £4463.76 per annum.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



## Energy performance certificate (EPC)

42 Abraham Court Lutton Close OSWESTRY SY11 2TH	Energy rating	Valid until:	13 May 2036
	<b>B</b>	Certificate number:	9576-3062-5205-3116-4204

Property type	Mid-floor flat
Total floor area	58 square metres

### Rules on letting this property

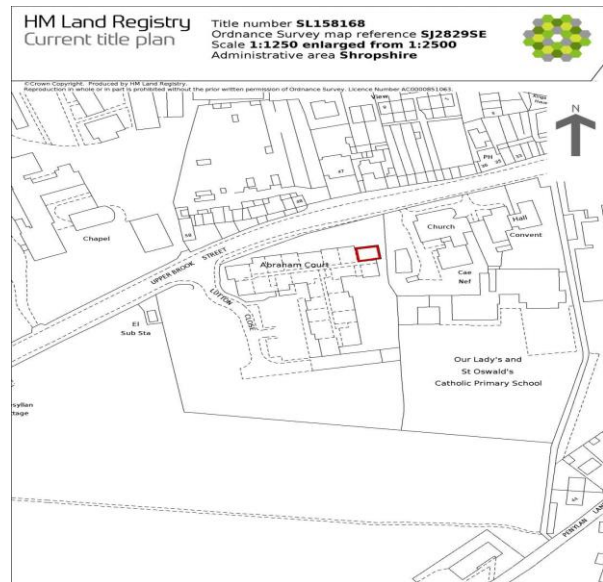
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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This title is dealt with by HM Land Registry, Telford Office.

## Council Tax Band B

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**NB:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

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**01743 248351**

**Whole of Market** clear and relevant tailored to your individual needs and circumstances.

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