BOWEN

PROPERTY SINCE 1862



Guide Price £120,000

4 Abraham Court, Lutton Close, Oswestry SY11 2TH

2 Bedrooms

1 Bathroom

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General Remarks

This 2-bedroom ground floor purpose-built apartment is located within easy reach of the town centre with its good selections of shops and other amenities. The thoughtfully designed development benefits from a House Manager with Careline backup ensuring help is at hand 24 hours a day. In addition, there is a camera controlled entry phone system, sealed unit double glazing and night storage heating. Within the development is a resident's lounge, residents car park, laundry room and a guest suite with en-suite facilities for visiting friends or relatives. A lift services all floors.

Location: Oswestry town centre is within easy walking distance and has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides direct links to Manchester, Birmingham and Cardiff.

Accommodation

A secured external door leads into the development itself. The apartment has its own front entrance door which leads into:

Hallway: With storage heater, fitted storage cupboard with shelving, fitted Airing Cupboard housing hot water cylinder and shelving, intercom system and doors off to:

Lounge: With a decorative fireplace with electric coal effect fire, storage heater, glazed door with side panel to outside.

Kitchen: Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over and tiled surround, a four-ring induction hob with extractor hood over, high level integrated oven/grill, stainless steel sink ad drainer, low level fridge, dish washer and washing machine.

Bedroom 1: Fitted wardrobe with folding mirrored doors, storage heater.

Bedroom 2: Storage heater

Shower room: With a large fitted shower with aqua board surround and power shower, low level flush W.C., wash hand basin with vanity cupboard below, tiled surround and floor ad heated towel rail.

Communal Outdoor Area: Doorway leads directly off the Lounge to outside where there is a paved patio providing an ideal seating area. There are further communal gardens with lawned areas.

Council Tax Band: Council Tax Band 'A'

Local Authority: Shropshire County Council

Services: We are informed that the property is connected to mains electricity, water and drainage supplies.

EPC Rating: Band 'C' (72)

Tenure: We are informed that the property is leasehold and will be sold with vacant possession on completion. The lease commenced on the 1st October 2003 with a term of 125 years.

Service Charges: We are informed the service charge is approximately £2,400 payable every 6 months. This figure also includes the Water Charges.

Ground Rent: We are informed that the current ground rent payable is £225 payable every 6 months.

Directions: From Oswestry town centre proceed along Church Street to the traffic lights/crossroads. Turn right onto Upper Brook Street and continue until the mini roundabout at which turn left onto Lutton Close and Abraham Court will be found immediately on the left.









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Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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 expressively 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.

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