10 Tan Yard Square Oak Street Oswestry
SY11 1FB

MONKS

2 Bedroom Flat
Offers In The Region Of £130,000

The features

- TWO BEDROOM FIRST FLOOR APARTMENT
- PERFECT FOR FIRST TIME BUYERS/ INVESTORS
- OPEN PLAN LIVING/ DINING/ KITCHEN AREA
- ALLOCATED OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- CLOSE TO TOWN AND LOCAL AMENITIES
- SECURE COMMUNAL ENTRANCE
- TWO DOUBLE BEDROOMS AND BATHROOM
- ENERGY PERFORMANCE RATING ' '

***** TWO BEDROOM FIRST FLOOR APARTMENT *****

An opportunity to purchase this well presented two bedroom first floor apartment, perfect for first time buyers, investors, or those looking to downsize.

Occupying an enviable position close to the Market Town Centre having ease of access to a wealth of local amenities on hand.

Briefly comprising of communal entrance, entrance hallway, open plan lounge/ living/ dining room, two double bedrooms and bathroom.

Having benefit of of town central location, gas central heating, double glazing and off road parking.

Viewings essential

Property details

LOCATION
The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

HALLWAY
Doors leading off,

COMMUNAL ENTRNANCE
Road leads into the shared parking area where there is allocated parking for residents and visitors, secure entrance door leads into the communal entrance with staircase leading to the First Floor where further door leads into,

KITCHEN/ LIVING/ DINING ROOM
The kitchen has been attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Single drainer stainless steel sink set into base level unit, integrated oven/ grill with inset four ring electric hob and extractor hood over. Integrated dishwasher and fridge/ freezer with matching fascia panel. Partially tiled walls, further range of wall mounted units and window to the rear aspect. Laminate flooring. Radiator. Peninsular divide with breakfast bar overhang and seating, space for dining table. LOUNGE- With fully glazed doors to the front aspect opening to Juliet balcony. TV and media point. Radiator.

BEDROOM 1
With window to the front aspect. Radiator.

BEDROOM 2
With window to the rear aspect. Radiator,

BATHROOM
With window to the rear aspect and suite comprising of panelled bath with shower head over and tiled walls, WC and wash hand basin with complimentary tiled splashback. Vinyl flooring. Radiator.

OUTSIDE
Gated access from the road leads into the shared parking area where there is allocated parking for residents and visitors.

GENERAL INFORMATION
TENURE
We are advised the property is Leasehold..

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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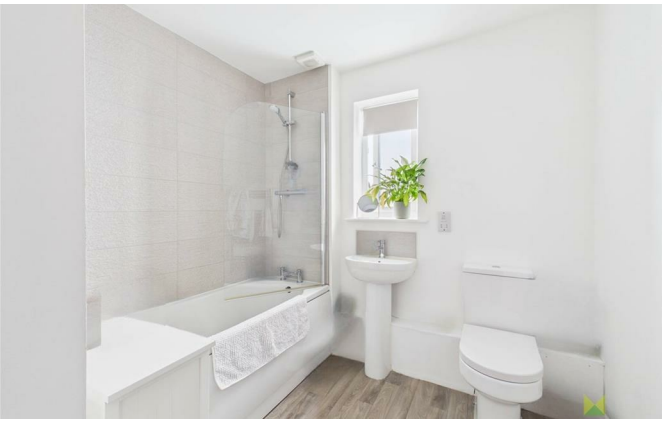

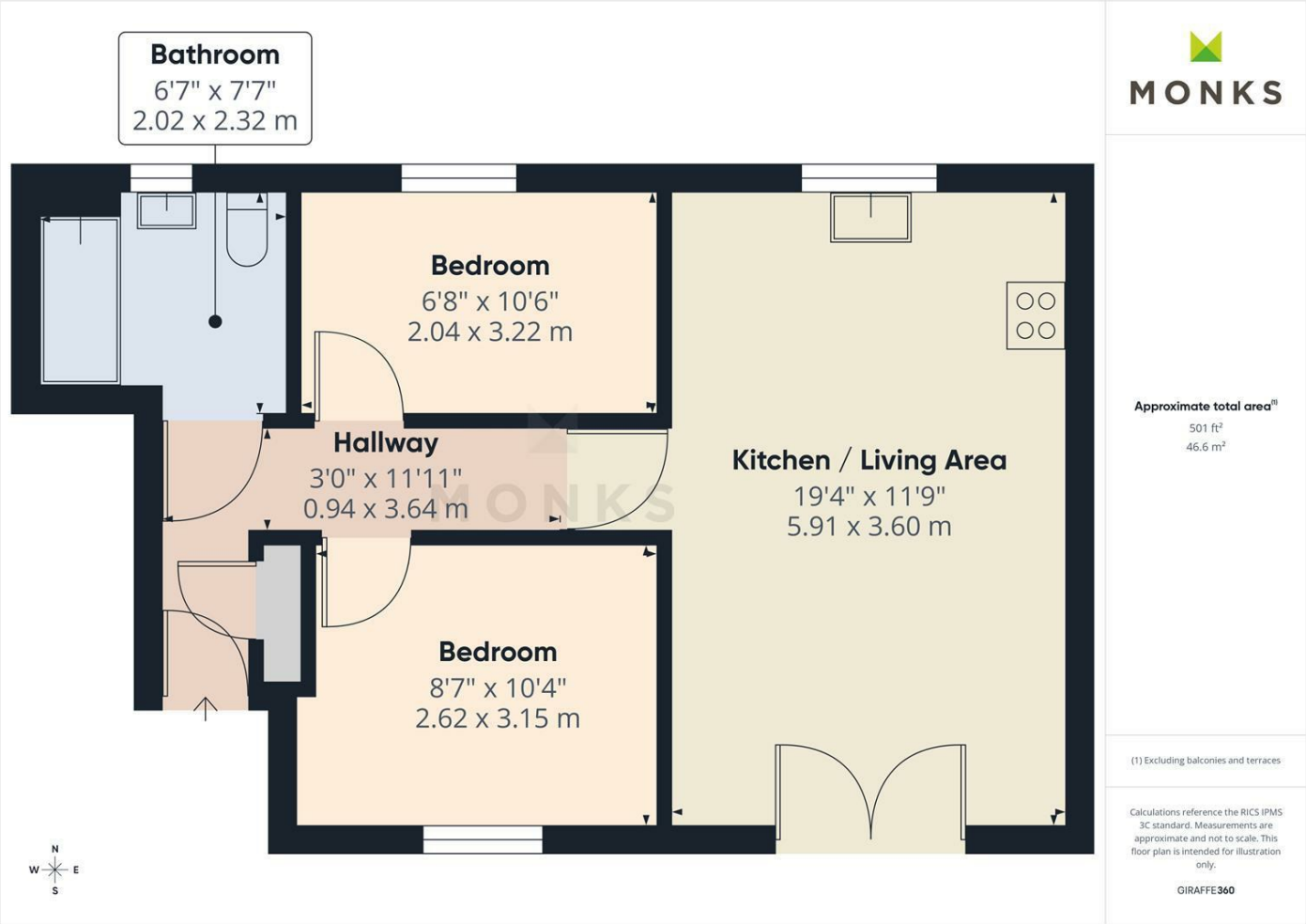

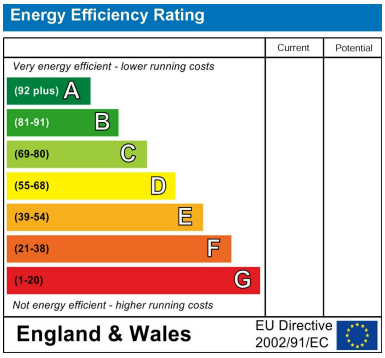

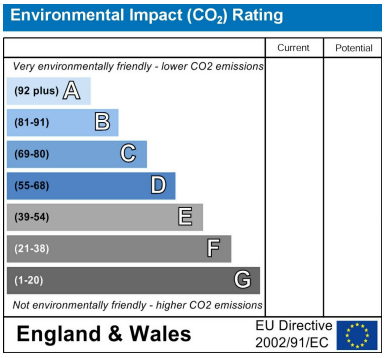

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.