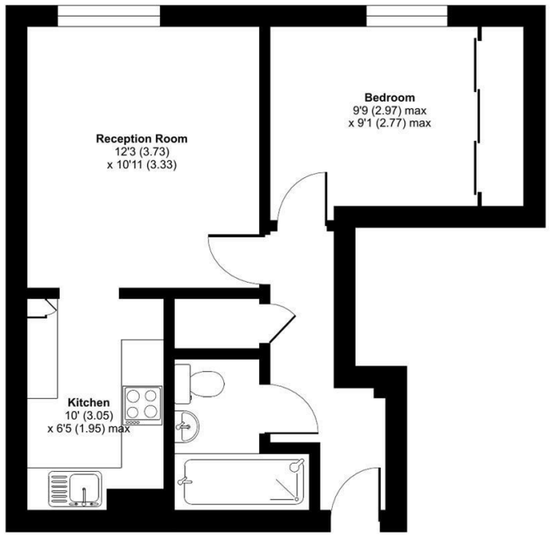
FOR SALE

37 Regent Court Roft Street, Oswestry, SY11 2BU

Approximate Area = 409 sq ft / 38 sq m
For identification only - Not to scale

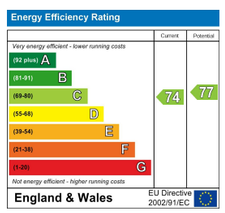


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1319922

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com

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FOR SALE

Offers in the region of £79,500

37 Regent Court Roft Street, Oswestry, SY11 2BU

A well-presented one-bedroom second floor retirement apartment, ideally located in the heart of Oswestry. The property offers a spacious lounge, fitted kitchen, double bedroom with built-in wardrobe, and bathroom. Situated in a secure, purpose-built development for the over 60s, with lift access, communal lounge, gardens, and on-site house manager. Offered with no onward chain.

FOR SALE

1 Reception Room/s

1 Bedroom/s

1 Bath/Shower Room/s

- NO ONWARD CHAIN
- Purpose Built Retirement Apartment
- Edge of Town Location
- On-Site Development Manager
- Communal Lounge & Gardens
- Secure Off-Road Parking

DESCRIPTION

Halls are delighted with instructions to offer this apartment at Regent Court in Oswestry. Regent Court is a purpose built retirement complex on the fringe of Oswestry town centre offering independent living with the facilities of the Development Manager, if required. There is a communal lounge for resident's use with various activities on offer such as bingo and quizzes.

SITUATION

The property is situated on the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.

DIRECTIONS

From our office on Church Street turn left onto Willow Street and continue to the first junction and turn right onto Castle Street. Proceed to the end of Castle Street and bear left onto Beatrice Street. Move into the right hand lane and follow the one way system through traffic lights (passing The Range) and up Oswald Road to the traffic lights. Turn left onto Leg Street and continue to the mini roundabout at which take the second exit onto English Walls. Continue and turn left onto Smithfield Street and at the junction at the end turn left and Regent Court will be found on the left.

W3W

///learning.shiver.comforted

THE PROPERTY

Entered via a central hallway, the bathroom is immediately on the left. Continue through to the spacious living room, which opens into the fitted kitchen. Returning to the hallway, the double bedroom is located at the rear of the property.

SERVICES

Mains water, electricity and drainage are connected to the property. Electric heaters are installed. None of these have been tested.

TENURE

Leasehold. We have been informed that there is a 125 year lease commencing on 1st April 1989, expiring 1st April 2114. Purchasers must confirm via their solicitor.

FEES

We have been informed by the vendor that the ground rent is £100.00 a year and the maintenance/service charge is £233.00 per month.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band A.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.