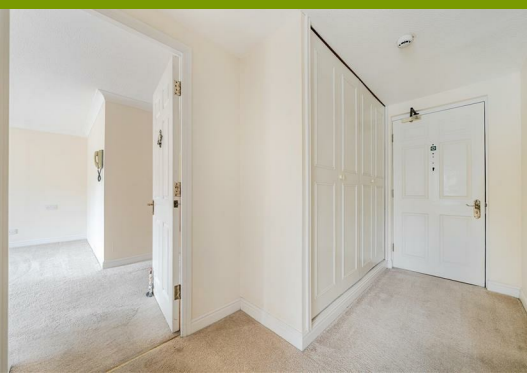
10 REGENT COURT

OSWESTRY | SHROPSHIRE | SY11 2BU



A well-presented ground floor retirement apartment offering spacious two-bedroom accommodation, communal facilities and a convenient town-centre location.

Chain Free £120,000

1 2 2 D

- **Ground floor retirement apartment**
- **Two bedrooms**
- **Spacious living/dining room**
- **Fitted kitchen**
- **Bathroom and separate shower room**
- **Communal residents' facilities**

SUMMARY

10 Regent Court is a well-maintained ground floor apartment forming part of this highly regarded retirement development in the heart of Oswestry. Designed specifically for the over 60s, the property offers comfortable and easily managed accommodation extending to approximately 691 sq ft, together with the benefit of communal facilities, residents' parking and a secure environment. The apartment enjoys a spacious living/dining room, fitted kitchen, two bedrooms and bathroom accommodation, making it ideally suited for those seeking independent living within walking distance of the town's amenities.

ACCOMMODATION

The property is approached through the communal entrance hall, with secure intercom access and well-kept communal areas serving the development.

Internally, the apartment offers a welcoming entrance hall with useful storage cupboards and access to all principal rooms. The generous living/dining room provides an excellent reception space, featuring an attractive fireplace and ample room for both seating and dining furniture. A glazed door allows natural light to flood the room and creates a bright and comfortable living environment.

The fitted kitchen is accessed directly from the reception room and provides a range of base and wall units with work surfaces, inset sink and space for everyday appliances.

Bedroom One is a particularly well-proportioned double bedroom with fitted wardrobes, whilst Bedroom Two offers versatility as a guest bedroom, study or hobby room.

The accommodation is served by a bathroom fitted with a bath, wash hand basin and WC, together with the additional benefit of a separate shower room/WC, providing excellent practicality for day-to-day living and visiting guests.

DEVELOPMENT & FACILITIES

Regent Court is a popular retirement development offering residents a secure and friendly environment. The development benefits from communal lounge facilities, communal gardens, lift access to upper floors, residents' parking and an on-site house manager (subject to management arrangements). Emergency pull-cord assistance systems provide additional peace of mind.

OUTSIDE

The apartment enjoys access to the attractive communal grounds which are maintained as part of the management arrangements. Residents and visitors benefit from communal parking facilities within the development.

SITUATION

Regent Court occupies a particularly convenient position within Oswestry town centre, allowing easy access to a wide range of amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure amenities. Oswestry is a thriving market town offering an excellent range of everyday services together with regular public transport links and convenient access to the A5 for onward travel towards Shrewsbury, Wrexham and Chester.

DIRECTIONS

From Halls Oswestry office, proceed along Church Street towards Willow Street. Continue into Beatrice Street and turn into Regent Court, where the development will be found on the left-hand side. Number 10 is situated on the ground floor.

SCHOOLING

Although the property is intended for retirement living, Oswestry offers a wide range of educational facilities including primary and secondary schools, together with the renowned independent school, Oswestry School.

TENURE

Leasehold. Purchasers are advised to make their own enquiries through their solicitor regarding the terms of the lease.

SERVICE CHARGE & GROUND RENT

The current annual service charge is understood to be approximately £2,555 per annum, with an additional ground rent of approximately £100 per annum.

These figures are provided for guidance only and prospective purchasers should verify all costs, lease terms, management arrangements and future liabilities through their solicitor prior to exchange of contracts.

SERVICES

Mains water, electricity and drainage are understood to be connected. Prospective purchasers should make their own enquiries regarding the availability and condition of all services.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

Council Tax Band B (subject to confirmation by the local authority).

VIEWINGS

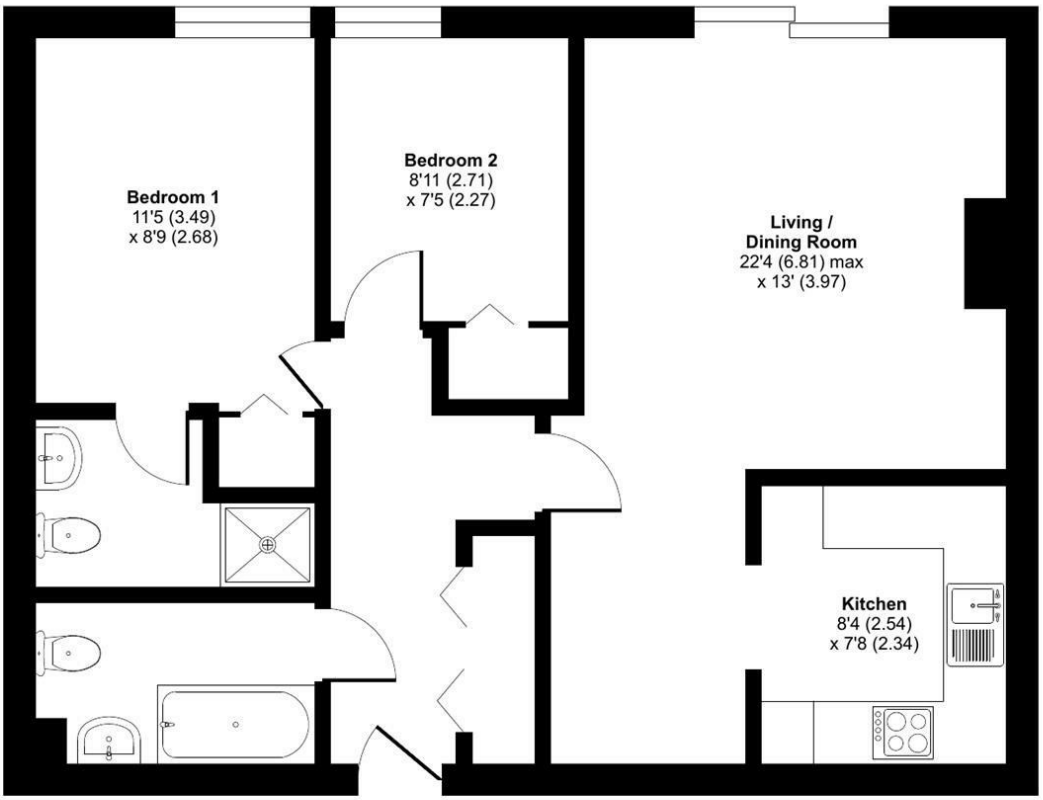
Strictly by appointment through Halls, Oswestry Office.

ANTI-MONEY LAUNDERING

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.

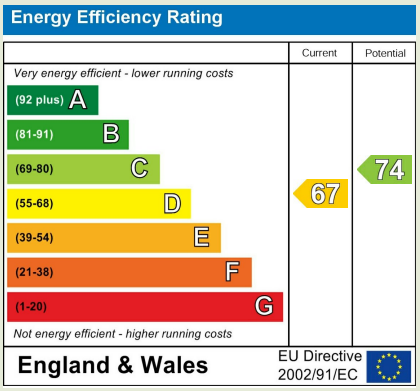
Approximate Area = 691 sq ft / 64.2 sq m

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 2026. Produced for Halls. REF: 1467398



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.