

Town & Country

Estate & Letting Agents



3B Station Road, Oswestry, SY11 4DA

£730 Per Calendar Month

Available immediately, this charming top-floor flat on Station Road, Whittington (Oswestry) offers a perfect balance of comfort, convenience, and low-maintenance village living. Ideal for individuals or couples, the property is surrounded by picturesque countryside while remaining close to local shops and excellent transport links. This flat is completely self-contained on the top floor, sharing only a communal entrance hallway with a separate two-bedroom ground-floor flat, which is also available to let. Rent is £730.00 per month, inclusive of gas.

Directions

Proceed out of Oswestry on Whittington Road. At the roundabout take the A495 exit into Whittington, upon entering the village, the property will be viewed on your left hand side.

Porch

A shared entrance porch leads to the front door, stairs lead into the apartment.

Hallway



Doors lead to the kitchen, lounge, bathroom and bedroom. There is access to a large loft room providing generous storage and a radiator.

Lounge 14'6" x 10'5" (4.43 x 3.20m)



A large reception space, With a window to the front and a radiator.

Kitchen 8'10" x 13'7" (2.70 x 4.15m)



With a window to the rear, the kitchen has a good range of base and wall units, integrated oven with hob above, stainless steel sink and drainer unit with mixer tap over, plumbing and space for a washing machine, wall mounted gas boiler, extractor fan, space for fridge/freezer, wood effect flooring and a radiator.

Bedroom 11'6" x 9'2" (3.52 x 2.80m)



A double bedroom with window to the front, a radiator, door to airing cupboard and two built in double wardrobes providing plenty of storage space.

Bathroom



With a window to the side, vinyl flooring, panelled bath with shower over and shower screen, W/C, wash hand basin on a vanity unit and a radiator.

Parking

There is no allocated parking with this property, there is however shared on-street parking bay to the front of the property.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Tenant Information

Information for tenants:
Rent: £730.00 per calendar month(inc Gas)
Deposit: £730.00 Equivalent to 1 Months Rent
Council Tax Band: A (Shropshire Council)
EPC - C
Term: Assured Periodic Tenancies
Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available
Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s):
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons

requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Services

The agents have not tested the appliances listed in the particulars.

Town and Country Services

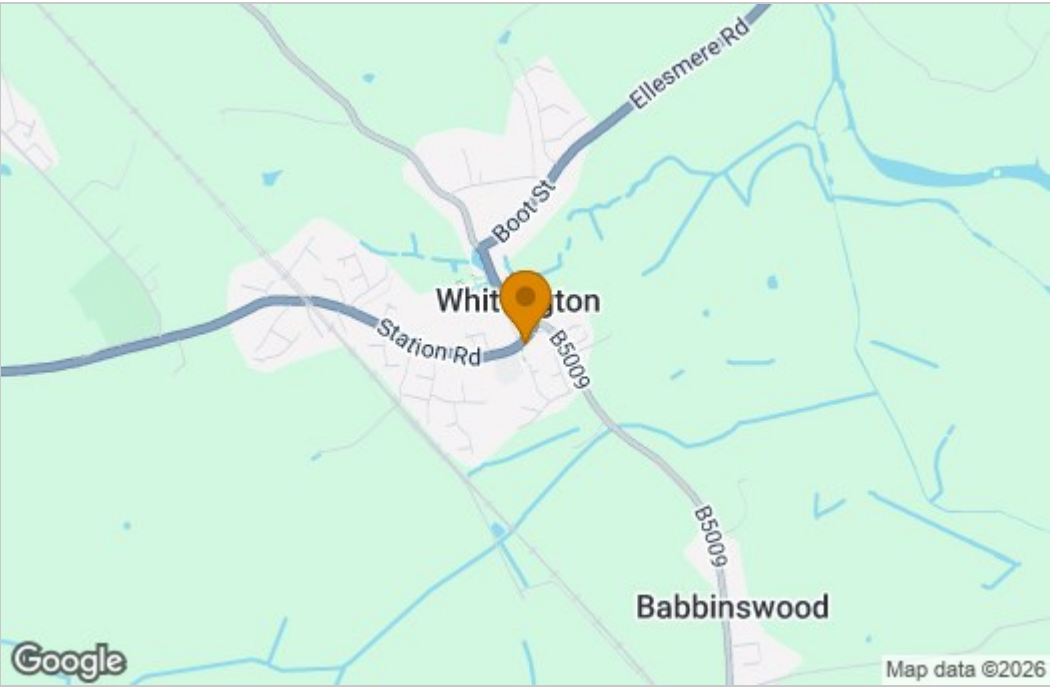
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To View

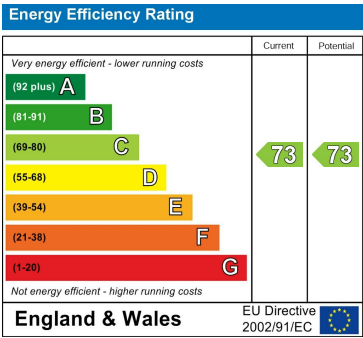
To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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