



Regent Court, Roft Street, Oswestry, SY11 2BU

£120,000

Quote HJ0930 To View** This light and bright first floor two bedroom apartment is ideally located in the heart of Oswestry town centre, offering convenient access to local shops, cafés and amenities, along with communal social spaces and allocated parking. Residents also enjoy a lovely courtyard communal garden and a welcoming communal lounge, creating a friendly and sociable environment. The beautifully updated accommodation includes a welcoming reception hall with useful storage cupboards, a spacious lounge featuring a fireplace and balcony, and a modern kitchen with appliances opening into a dining area. Bedroom one benefits from recessed storage and access to an ensuite shower room, while bedroom two includes a recessed wardrobe and is served by the bathroom. Benefits from recently installed programmable electric heating and double glazing throughout. This immaculate apartment is offered for sale with no onward chain.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1



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The beautifully updated accommodation includes a welcoming reception hall with useful storage cupboards, a spacious lounge featuring a fireplace and balcony, and a modern kitchen opening into a dining area with thoughtfully designed fitted units and integrated appliances.

Bedroom one benefits from recessed storage and access to an ensuite shower room, while bedroom two includes a recessed wardrobe and is served by the main bathroom.

The property also benefits from electric heating and double glazing throughout.

This immaculate apartment is offered for sale with no onward chain. Please note, purchasers must be over 55 years old and will need to be qualified by the freeholder. A must view home in a superb central location.

Council Tax - Shropshire Council. Council Tax Band B

Services - Mains electricity, water and drainage. Confirmation of this should be sought by any prospective legal advisor.

Tenure - Leasehold. We have been informed that there is a 125 year lease commencing on 1st April 1989. Ground rent of approx. £100 Per Annum and service charge of £255.00 per month which includes water rates and building insurance. Confirmation should be sought via a purchasers legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.

Any prospective purchaser(s) will be contacted by 'Grindley Potter' Financial Services for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.



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