

Roger Parry & Partners

2 Morda Court, Morda, Oswestry, SY10 9NY





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Offers In The Region Of £150,000

Newly renovated and beautifully presented throughout, this spacious first floor apartment offers well-appointed accommodation comprising an open plan kitchen/living/dining room, inner hallway with useful storage cupboard, two double bedrooms and a modern bathroom. A Georgian Grade II listed building, benefitting from no onward chain and externally, the property benefits from a garage and parking area. Situated in a desirable semi-rural village location, the apartment combines peaceful surroundings with convenient access to local amenities and transport links.

LOCATION
Morda is a popular village location on the southern edge of Oswestry, enjoying a pleasant semi-rural setting whilst remaining convenient for the town's excellent range of amenities. The village offers a strong community feel and benefits from its own primary school, village facilities and countryside walks, with the England and Wales border close by. Morda lies just a short distance from Oswestry town centre, which provides a wide selection of shops, supermarkets, restaurants, leisure facilities and both primary and secondary schooling. Excellent road links give easy access to Shrewsbury, Chester and the wider Midlands via the A5 and A483.

UPGRADES
The flat has undergone a full programme of upgrading to include, complete new roof with warranty, new electrical rewire., new plumbing throughout, newly fitted kitchen/bathrooms, flooring and full re-decoration.

ENTRANCE
Through solid timber front door with stairs leading to first floor.

OPEN PLAN LIVING/KITCHEN
22 x 16'3 (6.71m x 4.95m)

KITCHEN
Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window. A range of integral appliances to include fridge and freezer, washer/dryer and oven with induction hob and extractor hood above. There is a breakfast bar for dining, and spotlights.

LIVING AREA
Light and airy room with windows to the front and side elevations, wood effect flooring, spotlighting and TV point.

INNER HALL
Newly fitted carpet, ceiling light and built in storage cupboard housing the boiler.

BEDROOM ONE
11'9 x 9'4 (3.58m x 2.84m)
Double room with uPVC window to rear with views towards the open countryside, carpet, ceiling light and radiator.

BEDROOM TWO
11'9 x 6'6 (3.58m x 1.98m)
Newly fitted carpet, uPVC window to the side, ceiling light and radiator.

BATHROOM
8'9 x 5'5 (2.67m x 1.65m)
Beautiful modern and newly fitted suite comprising walk in shower cubicle, panelled bath, vanity unit with wash hand basin and WC. Tiled walls, spot lighting and heater towel rail.

EXTERNAL
To the front is a small courtyard and patio area.

GARAGE
There is a single garage and communal parking area for several vehicles.

Agent Note
TENURE
We understand the tenure is Leasehold. The owner has informed us, when we receive a buyer there will be a new lease put in place with a term of 999 years on a peppercorn rent. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 29 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.







Local Authority: Shropshire
Council Tax Band: A
EPC Rating: D
Tenure: Leasehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.