

50 ABRAHAM COURT | LUTTON CLOSE

OSWESTRY | SY11 2TH







Halls are delighted to offer Abraham Court, a well-presented two-bedroom second-floor retirement apartment within this popular, purpose-built development for the over 60s. Conveniently located close to Oswestry town centre, it provides secure, low-maintenance living with excellent communal facilities.

Offers in the region of £99,950



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- **Purpose Built Retirement Apartment.**
- **Beautiful External Communal Gardens.**
- **Close to Local Amenities.**
- **Great Transport Links.**
- **Spacious Accommodation.**
- **Well Presented Throughout.**

DESCRIPTION

Halls are delighted to offer Abraham Court, a well-presented two-bedroom second-floor retirement apartment forming part of this popular and purpose-built development exclusively for the over 60s. Ideally positioned within easy reach of Oswestry town centre, the property provides secure, low-maintenance living together with access to excellent communal facilities.

The apartment offers spacious and thoughtfully arranged accommodation throughout. A welcoming entrance hall leads into a generous reception room, providing an attractive and comfortable living space with room for both lounge and dining furniture. The fitted kitchen sits just off the reception room and includes ample storage, worktop space and integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom offering particularly generous dimensions. A well-fitted bathroom completes the internal accommodation.



Abraham Court benefits from a range of communal amenities including a residents' lounge, laundry facilities and attractive, well-maintained outdoor gardens and seating areas. Ample parking is available for residents and visitors, and the building is serviced by a lift to all floors, ensuring easy access.

This appealing retirement property offers a safe, friendly and convenient environment close to shops, amenities and public transport links — an ideal choice for those seeking comfortable later-life living in a well-regarded community.

The apartment also benefits from a 24-hour emergency Appello call system.

OUTSIDE

Abraham Court enjoys attractive, well-maintained communal gardens that provide a peaceful and welcoming setting for residents. Thoughtfully landscaped with seating areas, pathways and mature planting, the gardens offer a pleasant place to relax and socialise. The development also benefits from ample residents' and visitors' parking, while the building is serviced by a lift to all floors, ensuring easy access throughout.

DIRECTIONS

From Halls Oswestry office, proceed south along Church Street. At Upper Brook Street traffic lights, turn right and continue for approximately 200 metres, where the property will be found on the left-hand side.

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SITUATION

Abraham Court is ideally situated within a quiet and well-regarded residential area of Oswestry, offering the perfect balance of peace and convenience. The property lies within easy walking distance of the town centre, where a wide range of shops, cafés, supermarkets and essential amenities can be found. Excellent public transport links are available nearby, providing straightforward access to surrounding towns and villages, while the A483 offers convenient road connections towards Shrewsbury, Wrexham and Chester. This accessible location makes Abraham Court particularly suited to those seeking secure, low-maintenance living close to everyday facilities.

SERVICES

Mains services.

TENURE

Leasehold.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: B

GROUND RENT

There is a Ground Rent of £225 per annum.

SERVICE CHARGE

There is a Service Charge of £4.500 per annum.

VIEWINGS

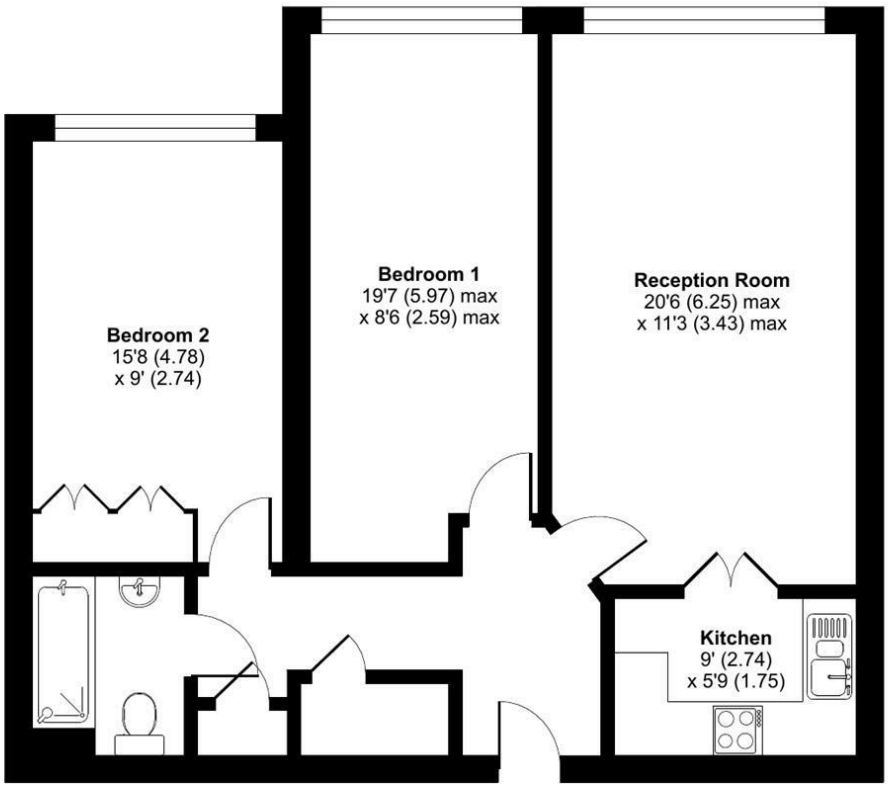
Strictly by appointment with the selling agent.

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 (plus 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.

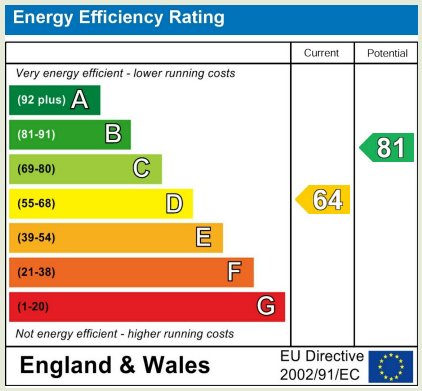
Approximate Area = 781 sq ft / 72.5 sq m

For identification only - Not to scale



SECOND 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: 1384533



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.

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OSWESTRY SALES

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