

Asking Price: £280,000

3 Bedrooms 2 Bathrooms

Apartment 7, Holbache House, Welsh Walls, Oswestry SY11 1AW

BOWEN

PROPERTY SINCE 1862

Apartment 7, Holbache House, Welsh Walls, Oswestry SY11 1AW

General Remarks

This spacious, three bedroom apartment offers an excellent central position overlooking Cae Glas Park with independent shops, restaurants and public transport right on your doorstep. The property benefits from two allocated parking spaces along with a communal garden area.

Location: This property is located in the ideal position in Oswestry with views of Cae Glas Park. After just a short walk you will find the towns excellent range of local shops, public houses and schools.

The easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides services links to Manchester and Birmingham whilst the town has an excellent bus service.



BOWEN SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively 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.

Accommodation

Glazed doors into.

Communal Entrance Hall: Staircase leading to third floor landing.

Door into Apartment: Opening into.

Hallway: 31' 10'' x 4' 9'' (9.70m x 1.45m) Intercom telephone system, radiator, thermostat, access to the loft space and a skylight. Doors off to accommodation and opening into.

Study Area: 7' 0'' x 4' 9'' (2.14m x 1.46m) Radiator.

Living Room: 20' 4'' x 13' 6'' (6.21m x 4.12m) Feature fireplace, two radiators, TV and telephone points.

Kitchen/Dining Room: 15' 4'' x 12' 6'' (4.67m x 3.82m) (max) Modern range of fitted base and eye level wall units with worktops over and inset composite sink with drainer with an 'insinkerator' food waste disposer. Integrated oven with a 5 burner gas hob and extractor hood over. Integrated dishwasher and washing machine with space for a fridge freezer. Ideal gas fired boiler, tiled floor, part tiled walls and radiator.

Bedroom One: 14' 8'' x 12' 8'' (4.46m x 3.86m) (max) Radiator and door to.

En-suite: 7' 7'' x 4' 7'' (2.30m x 1.40m) (max) Suite comprising corner shower cubicle with mixer shower, pedestal wash hand basin and low-level flush W.C. Tiled floor with tiled walls, a heated towel rail and extractor fan.

Bedroom Two: 12' 11'' x 11' 1'' (3.94m x 3.38m) (max) Radiator.

Bedroom Three: 11' 1'' x 10' 2'' (3.39m x 3.10m) Radiator.

Bathroom: 10' 6'' x 7' 5'' (3.21m x 2.25m) (max) Suite comprising panel bath, separate corner shower cubicle with mixer shower, pedestal wash hand basin and low-level flush W.C. Tiled floor with tiled walls, a heated towel rail, extractor fan and storage cupboard.

Outside: Two parking spaces. Communal garden area, laid to lawn.

Tenure: We understand the tenure is Leasehold, we believe the lease to be on a term of 250 years dated from 2006.

Monthly Service Charge: £124.56 per month paid to Paramount Estate Management. No ground rent.

Services: We are of the understanding the property is connected to mains gas, electric, water and drainage.

Council Tax Band: Council Tax Band D.

Local Authority: Shropshire Council; Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000.

EPC Rating: EPC Band 'C' (72)

Directions: From Oswestry town centre head straight up Willow Street, at the crossroads turn left onto Welsh Walls. After a short distance take the second right into Holbache Gardens, the property will be found on your right-hand side.













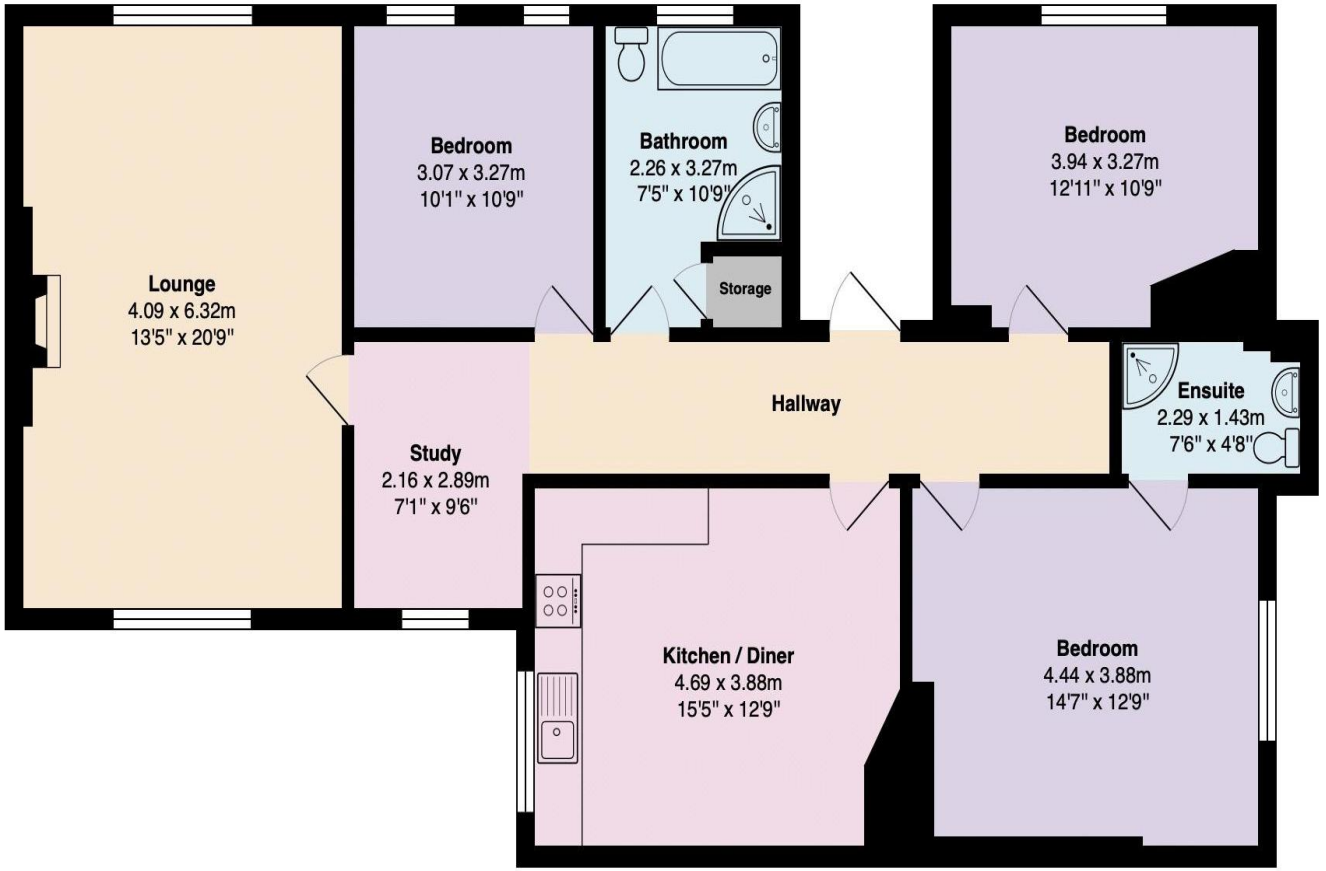




7, Holbache House, Welsh Walls, Oswestry, SY11 1AW

BOWEN

PROPERTY SINCE 1862



Total Area: 117.5 m² ... 1265 ft²

All measurements are approximate and for display purposes only

BOWEN SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

OnTheMarket rightmove

RICS® Regulated by RICS