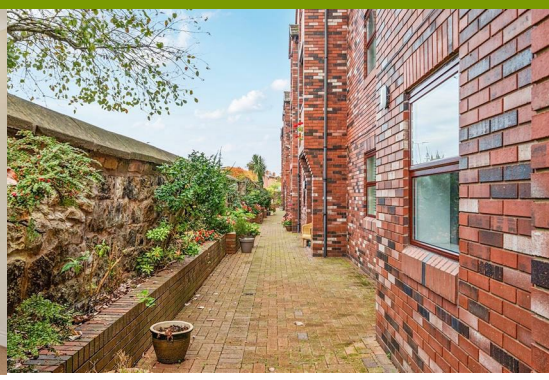


3 REGENT COURT | ROFT STREET

OSWESTRY | SY11 2BU







A well-designed and deceptively spacious two-bedroom ground floor apartment benefitting from a dedicated entrance, situated within a purpose built retirement complex conveniently located in a pleasant edge of town position within easy reach of all local amenities.

Offers in the region of £109,000





1 2 2 D

- **Purpose Built Retirement Apartment**
- **Edge of Town Location**
- **On-Site Development Manager**
- **Communal Lounge & Gardens**
- **Regular Activities on Offer**
- **Secure Off-Road Parking**

DESCRIPTION

Halls are delighted with instructions to offer 3 Regent Court for sale by private treaty.

3 Regent Court is a well-designed and deceptively spacious two-bedroom ground floor apartment benefitting from a dedicated entrance, situated within a purpose built retirement complex conveniently located in a pleasant edge of town position within easy reach of all local amenities.

The internal accommodation is well designed and offers scope for modest decorative improvements whilst enjoying a sought-after ground floor position with a dedicated entrance. Comprising an entrance hall, living/dining room, kitchen, shower room, two bedrooms (with the principal bedroom benefiting from an en-suite shower room), and further storage. The property benefits from full double glazing, electric underfloor heating, and 24-hour call system.

Externally, the apartment benefits from a small private walled garden incorporating raised beds, an established tree and a patio immediately beyond its dedicated entrance, providing an ideal space for sitting out. A side gate leads to the front of the building.

The sale of 3 Regent Court does, therefore, provide the rare opportunity for purchasers of a qualifying age to acquire a well designed two-bedroom ground floor apartment situated within a well-regarded and purpose built retirement complex.

SITUATION

The property is situated on the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.





DIRECTIONS

From our office on Church Street turn left onto Willow Street and continue to the first junction and turn right onto Castle Street. Proceed to the end of Castle Street and bear left onto Beatrice Street. Move into the right hand lane and follow the one way system through traffic lights (passing The Range) and up Oswald Road to the traffic lights. Turn left onto Leg Street and continue to the mini roundabout at which take the second exit onto English Walls. Continue and turn left onto Smithfield Street and at the junction at the end turn left and Regent Court will be found on the left.

W3W

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LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is currently banded in Council Tax Band B.

SERVICES

We understand the property benefits from mains electricity, water and drainage.

N.B

Please note all prospective purchasers of Regent Court residential retirement apartments must be 55 years of age.

TENURE

The property is of leasehold tenure and we are of the understanding that a 125 year lease was granted in 1993, thus, at the time of writing, circa 92 years remain unexpired.

SERVICE CHARGE & GROUND RENT

We have been informed by the vendor that the ground rent is £100.00 a year and the maintenance/service charge is £233.00 per month.

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.

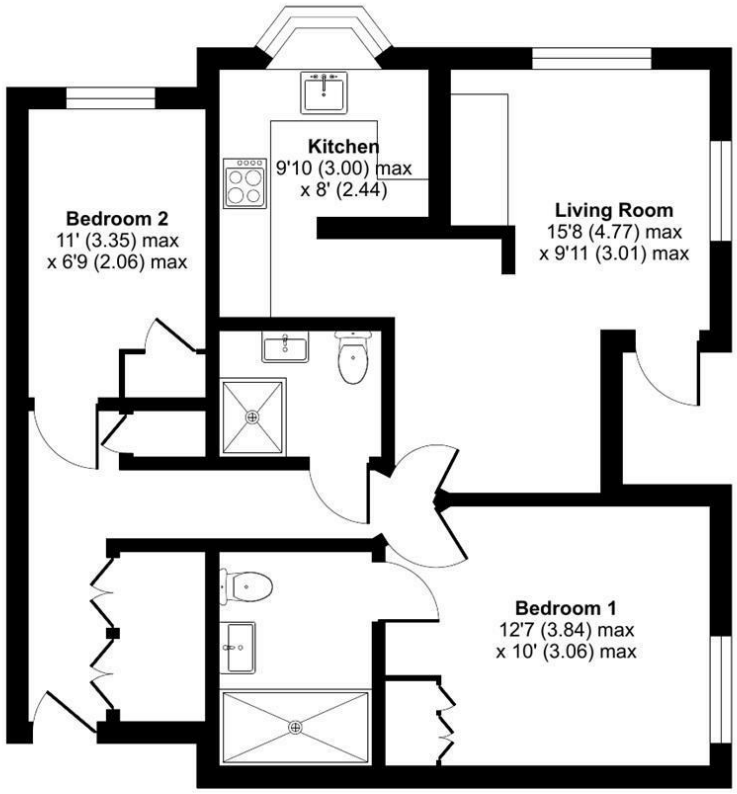
VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Roft Street, Oswestry, SY11

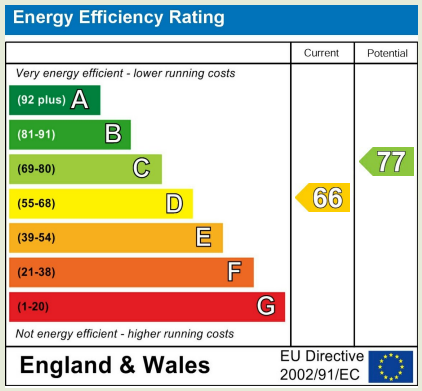
Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



GROUND 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: 1244154



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.

Regulated by RICS

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naea | propertymark PROTECTED

The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. 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. **2.** 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. **3.** The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the