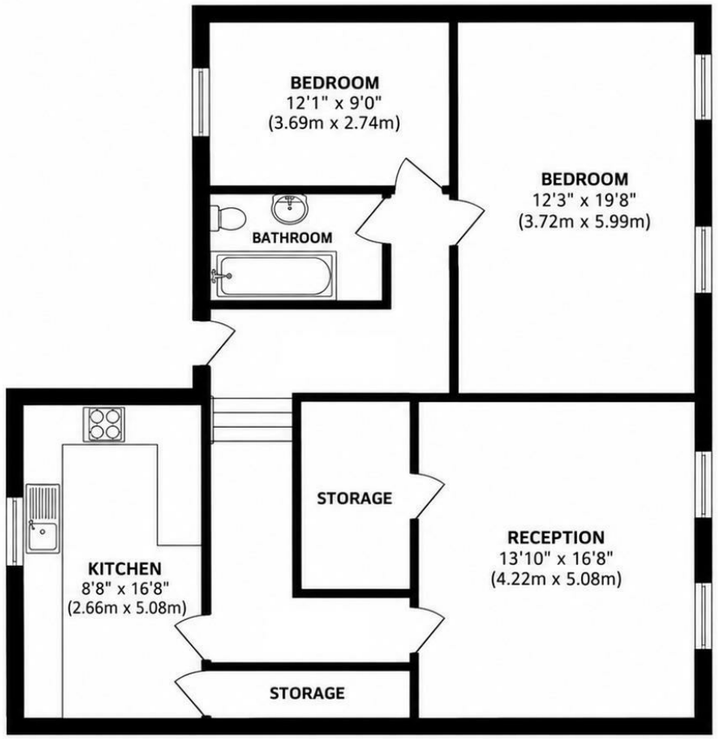
95.6 sq.m / 1,029 sq.ft
For identification only - Not to scale



FIRST FLOOR

This plan is for identification purposes only.
Not to scale. All measurements are approximate.
Ref: 123456



APARTMENT 2-4 UPPER BROOK STREET

OSWESTRY | SY11 2TB

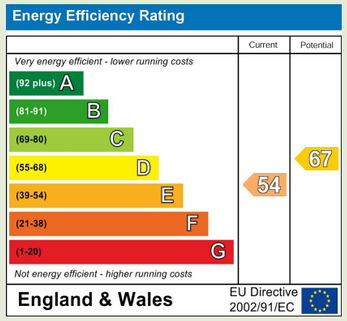






Situated in a convenient town centre location, this deceptively spacious two-bedroom apartment offers comfortable and well-proportioned accommodation.
Just a short stroll from the town's bustling high street, independent shops, cafés and local amenities, the property is perfectly positioned for everyday convenience.
Benefiting from gas-fired central heating, two generously sized bedrooms and a practical layout, this apartment offers an excellent opportunity for those seeking a centrally located home.

£675 Per Calendar Month



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

OSWESTRY LETTINGS
20 Church Street | Oswestry | Shropshire | SY11 2SP
01691 670320 oswestry.lettings@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 artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied 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 cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.



2 2 1 E

- **Spacious Two-Bedroom Apartment**
- **Convenient Town Centre Location**
- **Generously Proportioned Accommodation**
- **Gas-Fired Central Heating**
- **Close to Local Shops & Amenities**
- **Available for Immediate Occupation**

DESCRIPTION

A well-located two-bedroom apartment offering comfortable accommodation within easy walking distance of Oswestry town centre, the local church and a range of everyday amenities.

The property benefits from gas-fired central heating and is available immediately, providing a conveniently positioned home close to the town's shops and services.

LOCATION

The apartment is situated above commercial premises, and prospective tenants should be mindful of the business operating below and respectful of its day-to-day activities.

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.



SCHOOLING

The property lies within close proximity to a number of well regarded educational facilities, with Oswestry School, one of the earliest founded in England, located around 0.2 miles away; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

DIRECTIONS

From the centre of Oswestry, proceed past the Church on Church Street with the Wynnstay Hotel on the left-hand side, go straight over at the traffic lights where the property is located immediately on the right-hand side.

W3W

///grand.wells.windmills

THE PROPERTY

ENTRANCE

Entrance to the property, proceed towards the traffic lights going up Upper Brook Street and through the black metal gates.

ENTRANCE HALLWAY

With entrance door to the alleyway to Church Street and access through to;

RECEPTION HALL

With access to Bedrooms, Bathroom, Kitchen and Living Quarters.

LOUNGE

With two sash windows to the front elevation.



KITCHEN DINING ROOM

With base and wall units, sink unit, space for appliances (appliances supplied can be used by the tenant but will not be replaced if they fail), window to the rear elevation, space for table, fitted cupboard.

BEDROOM ONE

With exposed roof truss, two windows to the front elevation.

BEDROOM TWO

With window to the rear elevation.

BATHROOM

Comprising a three piece suite with shower above the bath.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is in band 'A' on the Shropshire Council Register.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

DPS Deposit

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an APT.

Pets to be declared prior to viewing.



SERVICES

The electricity and water is sub metered and the landlord will invoice the prospective tenant approximately £80.00 per month to cover the cost. All other utilities and council tax will be payable direct to the respective companies.

VIEWINGS

By appointment through the letting agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@hallsgb.com