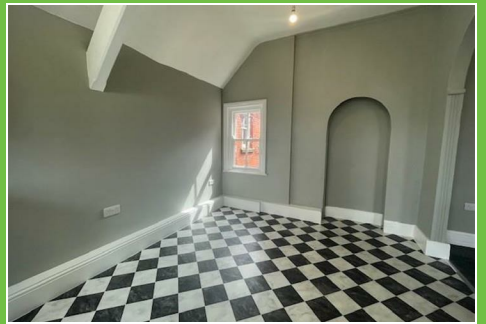


Town & Country

Estate & Letting Agents



**55 Church Street, Oswestry, SY11
2SZ**

£800 Per Month

Nestled in the heart of Oswestry on Church Street, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a modern living space in a vibrant community.

The flat boasts two bathrooms, ensuring that morning routines are a breeze and providing ample privacy for all residents. The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout.

Living in this location means you will be surrounded by the rich history and culture that Oswestry has to offer. The bustling town centre is just a short stroll away, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the area is well-connected, making it easy to explore the beautiful Shropshire countryside or commute to nearby towns.

Directions

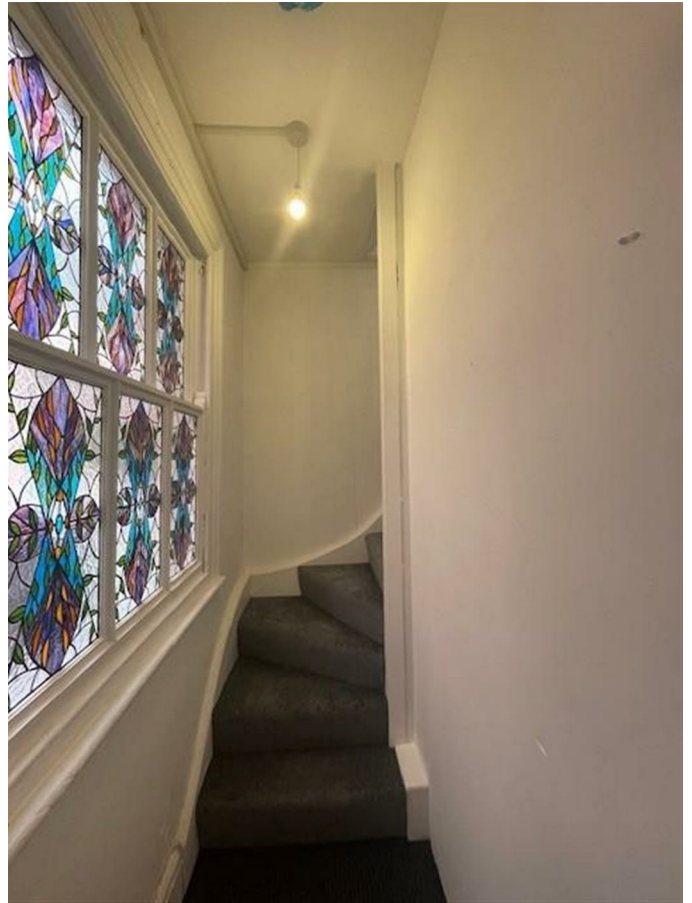
Walking Directions from our office on Willow Street..Head south-east on Willow St towards Cross Street then continue straight onto Church St. Follow Church Street passing Festival Square Look for Hi Style Barber on your left. The alleyway leading to the apartment is just to the left of the barber shop.

Entrance



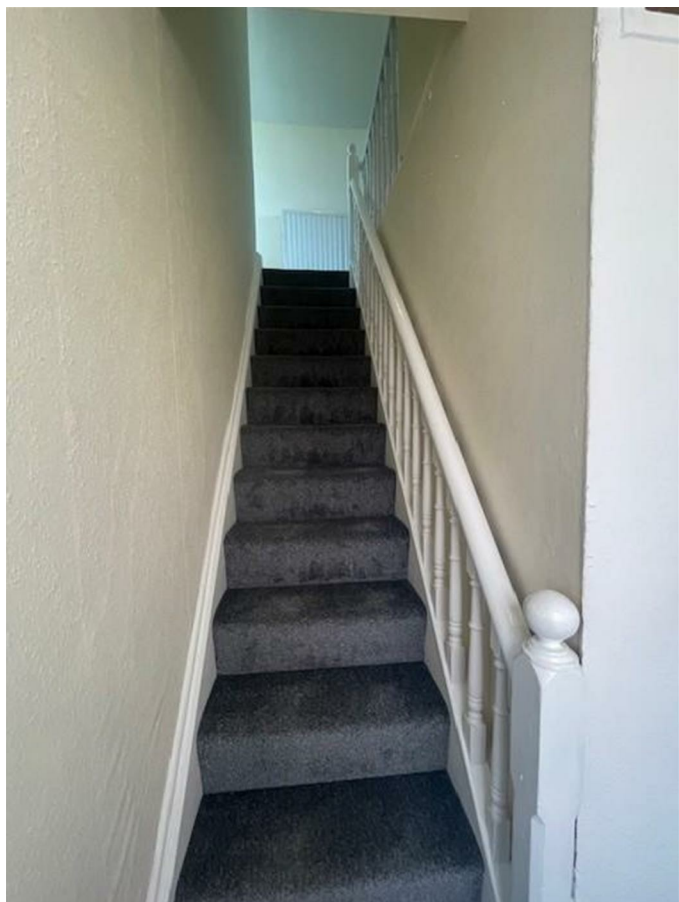
Cream painted wooden front door leading to stairway

Stairway one



A beautiful original stained-glass window adds character and light to the space.

Stairway two



Freshly decorated and carpeted stairway leading to first floor landing

First floor landing



Freshly carpeted stairway opens onto a landing area. This space benefits from a large storage cupboard which neatly encloses the gas boiler and a carbon monoxide safety monitor. Second set of stairs leading to second floor apartment

Hallway



Freshly painted and fully carpeted with wooden doors leading to master bedroom, second bedroom, main bathroom, and lounge area

Master Bedroom / En-Suite



Bright & Airy, Generous double bedroom featuring dual-aspect windows for maximum natural light. Modern Finish: with freshly painted white walls and new, deep grey carpets. Access to a contemporary En-Suite Features a modern WC, wash hand basin, and striking black-and-white vinyl flooring.

Additional photo



Additional Photo



Bedroom Two



Generous sized second bedroom with Freshly painted white walls and new, dark grey carpets.

Additional photo



Additional photo



Modern feel newly decorated dining area

Kitchen Area

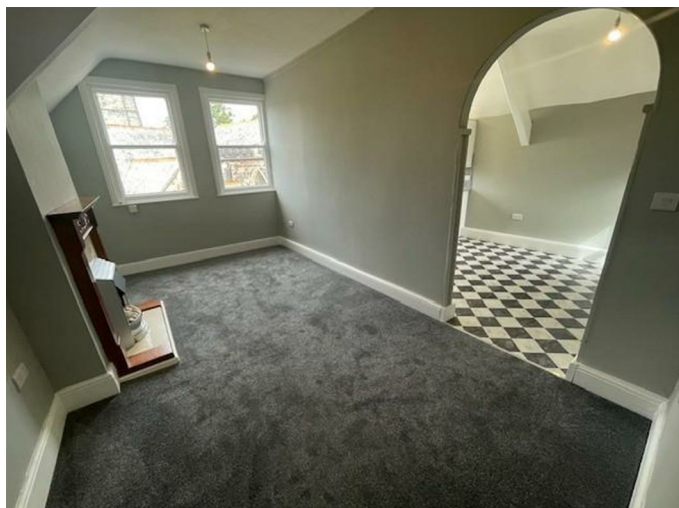
View from Kitchen



Main bathroom

Features a spacious walk-in shower enclosed by a sleek sliding glass door. Fresh Amenities: Equipped with a clean white wash basin, matching WC, and newly fitted vinyl flooring

Lounge / Kitchen / Dining areas



Lounge area newly painted walls paired with brand-new dark grey carpeting. A wide archway connects the living area directly to the kitchen and dining space. Good Light: Features two large windows that let in plenty of natural light. Character Features: Includes a decorative fireplace and a striking checkered floor in the kitchen.

Street View



Tenant Information

Information for tenants:

Rent: £800.00 per calendar month

Deposit: £800.00 Equivalent to 1 Months Rent

Council Tax Band: A (Shropshire Council)

Term: Assured Periodic Tenancies

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per

hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Hours of business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

To View

To view please complete an interest to view form through Rightmove,

Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party, therefore completing the interest to view form does not guarantee a viewing.

Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

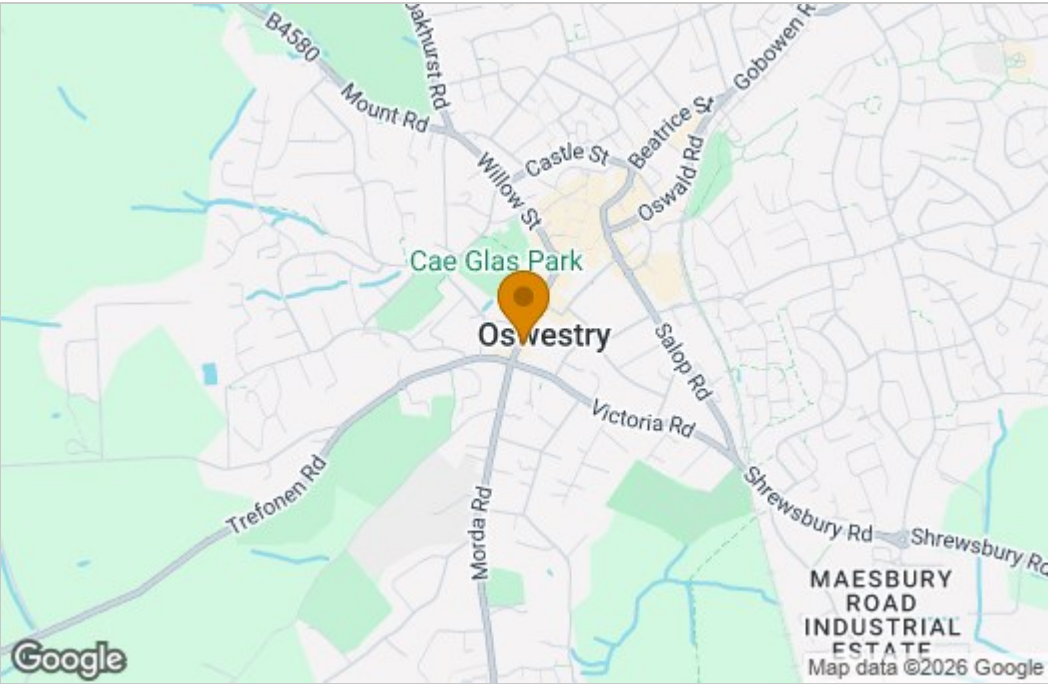
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

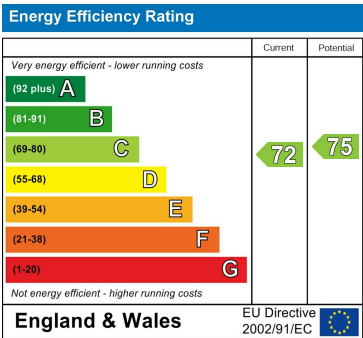
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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