

Town & Country

Estate & Letting Agents



3 Beatrice Court, Oswestry, SY11 1FD

£775 Per Month

Welcome to Beatrice Court, a charming apartment located on Beatrice Street in the picturesque town of Oswestry. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and pleasant home.

The apartment features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. With two cosy bedrooms, there is ample space for rest and privacy, making it an ideal retreat after a long day. The bathroom is thoughtfully designed, ensuring functionality and comfort for your daily routines.

Situated in a desirable location, Beatrice Court offers easy access to local amenities, including shops, cafes, and parks, allowing you to enjoy the vibrant community that Oswestry has to offer. The surrounding area is known for its rich history and beautiful landscapes, providing a perfect backdrop for leisurely walks and outdoor activities.

This apartment is available to let, presenting an excellent opportunity for those looking to settle in a welcoming environment. With its appealing features and prime location, Beatrice Court is a property not to be missed. We invite you to come and experience the charm of this lovely flat for yourself.

DIRECTIONS

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road round and turn left at the junction onto Beatrice Street. Continue along, and Beatrice Court apartments can be seen on the left hand side. The property is located on the ground floor.

ACCOMMODATION COMPRISES:

ENTRANCE HALL 9'10" x 5'3" max (3.00 x 1.60 max)

With doors off to all rooms and store cupboard (0.7x0.7).

LOUNGE/ KITCHEN 17'4" x 11'5" (5.29m x 3.49m)

The lounge area has a window to the front, wood flooring, electric wall heater, television point and telephone point.

KITCHEN AREA

With a modern fitted kitchen with built-in single electric oven, electric hob, canopy style cooker hood, space and plumbing for a washer/dryer, ceramic tiled floor, part tiled walls, space for a fridge/ freezer and a window to the front.

BEDROOM ONE 12'3" x 9'3" (3.75m x 2.83m)

With a window to the rear, electric wall heater and television point.

BEDROOM TWO 7'4" x 11'0" (2.24m x 3.36m)

With a window to the rear, electric wall heater and telephone point.

BATHROOM 5'6" x 6'10" (1.70m x 2.10m)

The bathroom is fitted with a modern three piece in white comprising panelled bath with electric shower over, low level w.c. and pedestal wash hand basin, chrome taps, chrome heated towel rail, shaver socket and ceramic tiled floor.

OUTSIDE

To the rear of the apartments there is a communal area with bin storage.

VIEWING

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.

OUR SERVICE

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 - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk - NO SALE - NO FEE
VERY COMPETITIVE FEES FOR SELLING.

TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Tenant Information

Information for tenants:

Rent: £775.00 per calendar month

Deposit: £775.00 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.

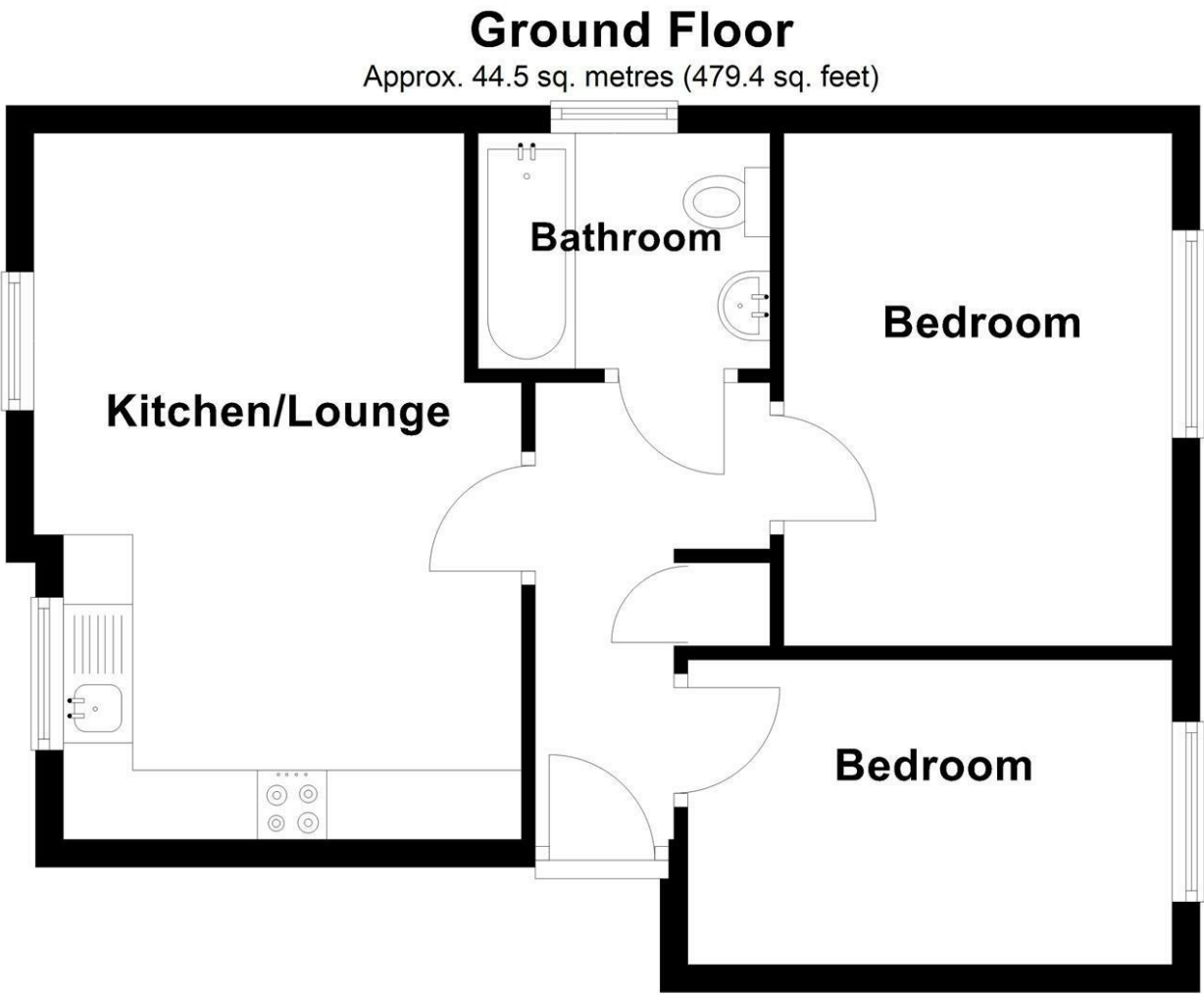
Hours Of Business

Our office is open:

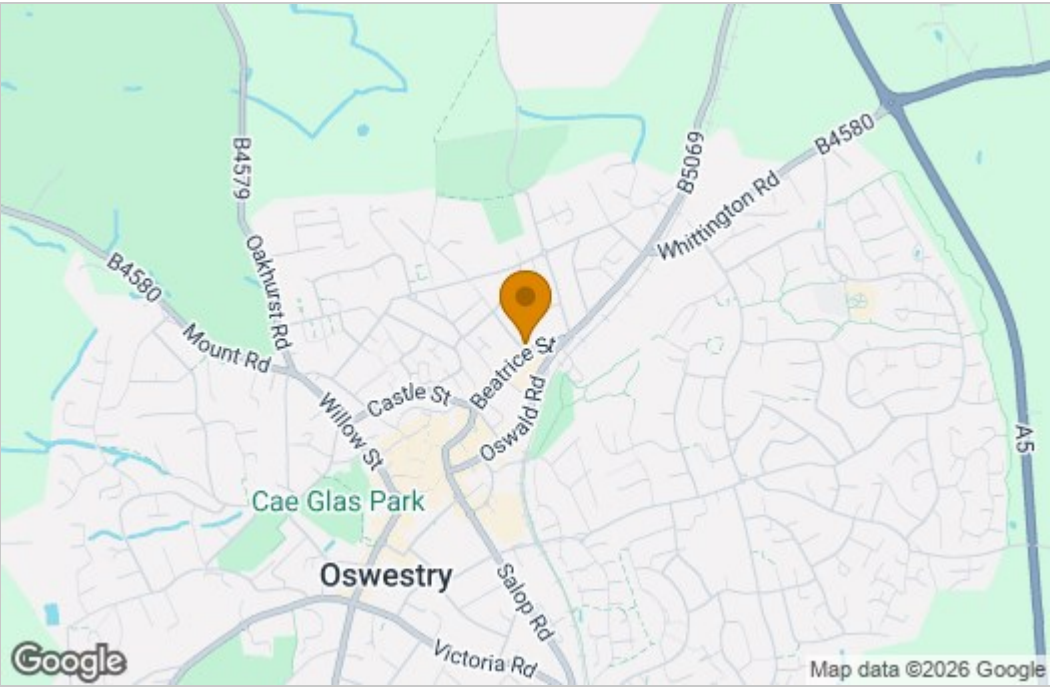
Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

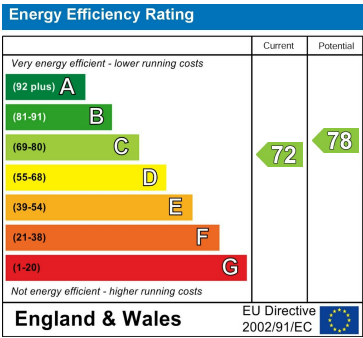
Floor Plan



Area Map



Energy Efficiency Graph



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 must 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.

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