

# Town & Country

Estate & Letting Agents



**40 Meadowbrook Court, Gobowen, SY10 7HD**

**Offers In The Region Of £55,000**

WITH NO ONWARD CHAIN!! A purpose built retirement bungalow offering lots of services to enable supported, easy living. The service charge includes Building Insurance, 24 hour emergency care support, (additional care is available at additional charge), a cleaner visit for 1 hour a week, monthly window cleaning, maintenance of outdoor communal area, use of the on site community room. On site Bungalows are also available for rent for family/friend stays. Town and Country Oswestry offer this well presented retirement bungalow on a purpose built development on the outskirts of the village of Gobowen. The property has been recently redecorated and has new double glazing throughout and offers spacious single storey living with enclosed garden, off road parking and conservatory. Located in a tucked away position within easy reach of Oswestry town, shops and road networks.



### Directions

From our Oswestry office take the Gobowen Road out of town. At the roundabout take the third exit off towards the orthopaedic. Continue along past the Orthopaedic and turn left to Meadowbrook, follow the road up the development and bear to the right where the property will be found.

### Accommodation Comprises

#### Hallway

Having a part glazed door to the front, coved ceiling, loft hatch, cloaks cupboard off, new hot water tank and doors to all rooms.

#### Bathroom



The purpose built wet room has a shower area with sealed floor and electric shower, panelled bath with a mixer tap over, was hand basin, low level w.c., heated towel rail, part tiled walls, coved ceiling, extractor fan and a window to the front.

#### Bedroom 12'9" x 12'7" (3.89 x 3.84)



The good sized double bedroom has a window to the rear, underfloor heating, new wall heater, built in wardrobes with mirror sliding doors, coved ceiling and a tv point.

#### Lounge/ Dining Room 21'7" x 13'6" (6.57 x 4.11)



The L shaped lounge/ dining room has a window to the front, window to the side, glazed doors onto the conservatory, coved ceiling, electric fireplace with wood surround, electric wall heater and an archway leading to the kitchen.

#### Additional Photo



#### Additional Photo





### Kitchen 7'6" x 6'8" (2.28 x 2.03)



The fitted kitchen has a range of base and wall units with work surfaces over, plumbing for a washing machine, stainless steel sink, electric hob with extractor fan over, space for a fridge, eye level electric oven, microwave, part tiled walls, vinyl flooring, coved ceiling and a window to the front.

### Conservatory 9'2" x 8'8" (2.79 x 2.63)



Having a wooden frame with double glazed units and double doors out onto the garden.

### Outside



To the front of the property there is a communal open garden area with pathway leading around to the side and the parking area.

### Additional Photo



The rear garden is fully enclosed by attractive brick walling giving a good degree of privacy making it an ideal place to relax. The garden is mainly paved with a raised flower bed and gated rear access.

### Additional Photo





### Service Charge

Details of the service charge are as follows;  
Ground rent £100 per year paid on the 1st April.  
Service charge £575 per calendar month.  
There are 68 years left on the lease as from 1st April 2021.  
The service charge includes Building Insurance, 24 hour emergency care support, (additional care is available at additional charge), a cleaner visit for 1 hour a week, monthly window cleaning, maintenance of outdoor communal area, use of the on site community room.  
On site Bungalows are also available for rent for family/friend stays.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.  
If you are interested in buying this property, you have to view the property. 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. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### Tenure

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor.

### Services

The agents have not tested the appliances listed in the particulars.

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Hours of Business

Monday - Friday - 9.00 - 5.00  
Saturday - 9.00 - 4.00

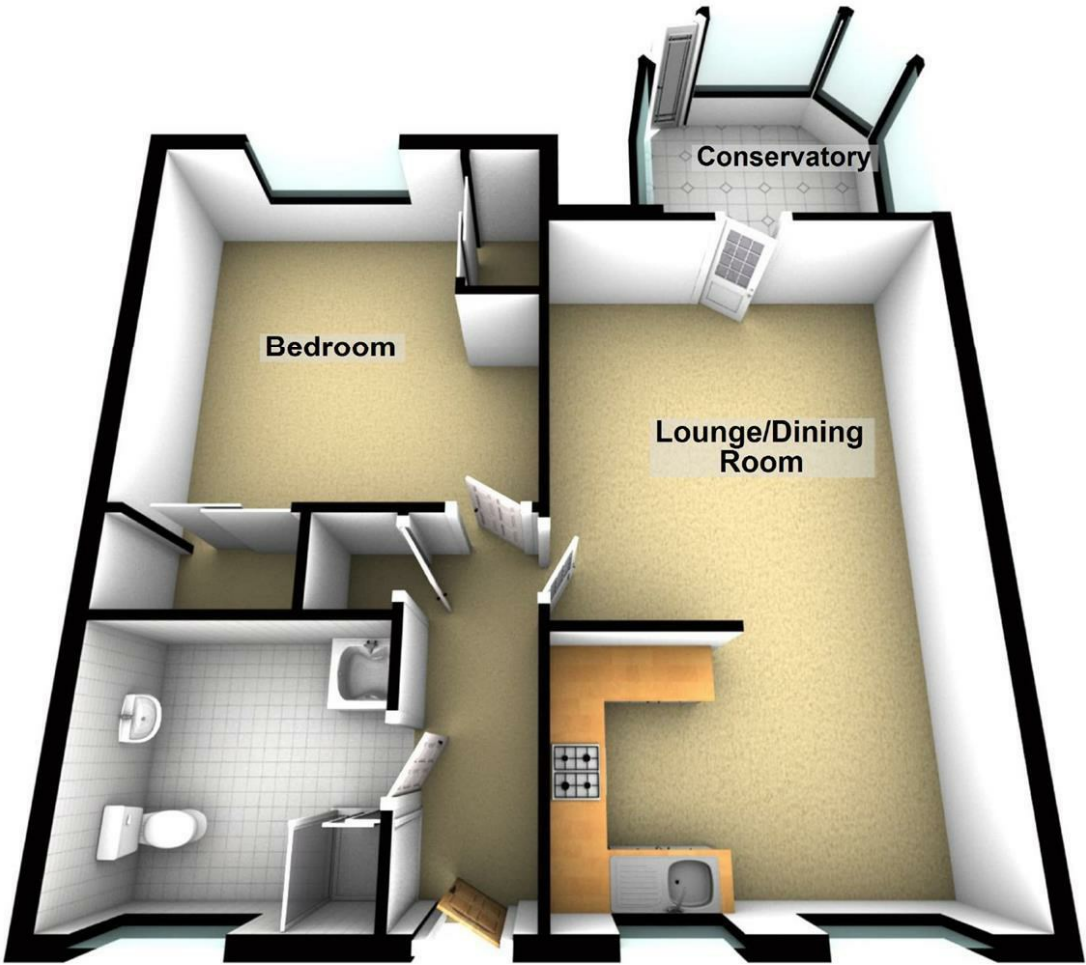
### Additional Information

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.

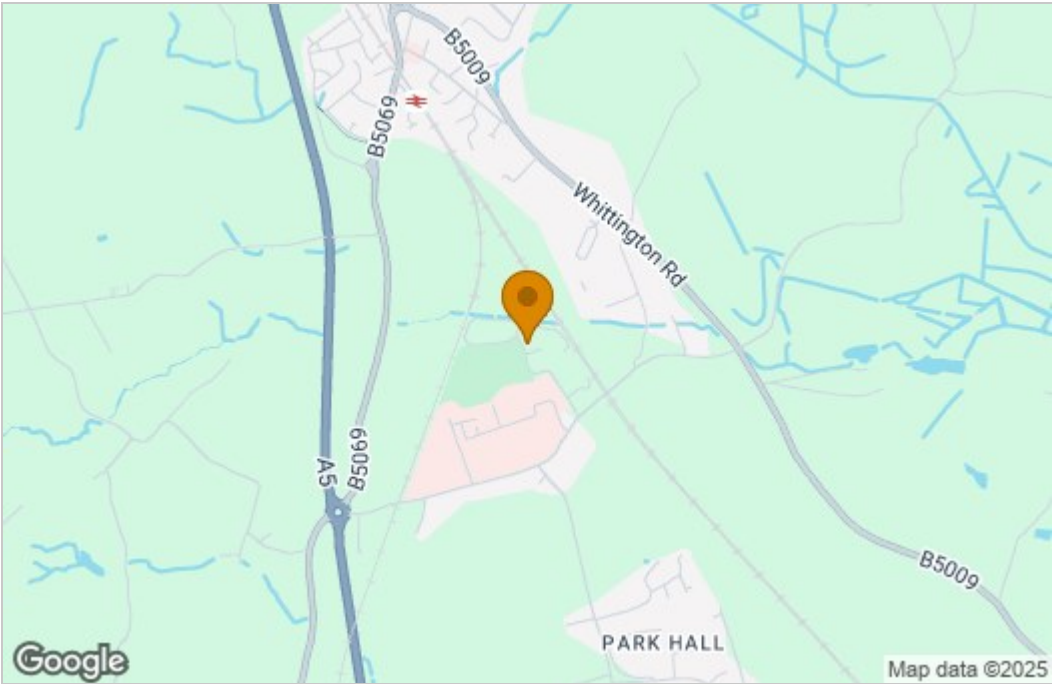
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor Plan

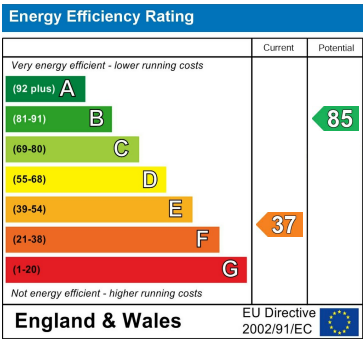
Ground Floor



Area Map



Energy Efficiency Graph



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