

# Town & Country

Estate & Letting Agents



**4 Holbache House, Oswestry, SY11 1AW**

**Offers In The Region Of £210,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, modern town centre first floor apartment being a stunning conversion built to a high specification with views and access of Cae Glas Park. The property offers two double bedrooms and well presented interior ideal for those looking to downsize or for First Time Buyers. There is communal outside space including a shared Victorian walled garden and off road parking spaces for two cars. All local amenities are close at hand with the town being within walking distance.



## Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road along for approximately 300 metres where the building will be seen on the right set back off the road opposite the park gates. Turn onto the gravelled driveway and follow the path to the communal front door.

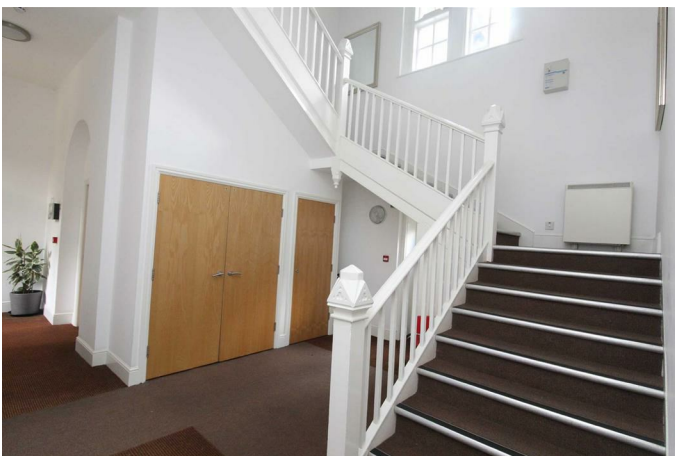
## Property Overview



The property is consists of just seven individually designed luxury apartments located just a stones throw from the beautiful Cae Glas Park with gates opposite leading through the park. The developers have created a sympathetic conversion retaining a lot of the features including large sash windows, high ceilings and period details whilst creating bright, modern living accommodation ideal for those looking to downsize or for first time buyers or investors and for those looking for a convenient location within easy reach of the town. There are attractive communal areas to the outside along with allocated off road parking.

## Accommodation Comprises

### Communal Entrance



The property is accessed across the gravelled driveway leading to the front door. The secure intercom system will allow access to the building leading to the large communal area. The original

staircase leads up to the front door of the property whilst the lobby gives access to the cellar, meter cupboards and storage.

### Hallway



The impressive hallway is a bright and airy space having a large sash window to the front, laminate flooring, intercom security entry system, built in storage cupboards with shelving, radiator and telephone point. This space would be ideal as a study area. Doors and two steps lead to the rooms off with a passage way to the kitchen, bedrooms and bathroom.

### Lounge/ Dining Room 20'3" x 12'7" (6.17 x 3.84)



A superb space for entertaining and relaxing having a sash window overlooking the park, a window to the rear, laminate flooring, two radiators, telephone point and a tv point.

### Additional Photo



### Kitchen 14'4" x 6'10" (4.37 x 2.08)



The well appointed modern fitted kitchen has a range of base and wall units with work surfaces over, ceramic sink with a mixer tap over, part tiled walls, two windows to the side letting in lots of light, integrated dishwasher, built in electric oven with a gas hob over and chimney style extractor fan, space for a fridge/ freezer, plumbing for a washing machine, laminate flooring, spot lighting and a radiator.

### Additional Photo.



### Inner Hall

Fitted with laminate flooring, radiator, and built in storage.

### Bedroom One 13'8" x 8'8" (4.17 x 2.64)



A good sized double bedroom with a window to the side, radiator and a door leading to the en suite.

### En Suite

The modern fitted en suite has a corner shower cubicle, low level w.c., wash hand basin, tiled floor, tiled walls, heated towel rail, spot lighting, extractor fan and a radiator.

### Bedroom Two 15'7" x 6'10" (4.75 x 2.08)



Another good sized double bedroom with a window to the rear and a radiator.



## Family Bathroom



The family bathroom has a fitted panelled bath with a shower over, low level w.c., wash hand basin, tiled floor, tiled walls, heated towel rail, spot lighting, two windows to the side and an extractor fan.

## Outside

The property benefits from communal gardens which are gravelled and shrubbed. There is gravelled allocated parking for each property with apartment four having two spaces.

## Location



Located directly opposite the entrance of Cae Glas park, the town centre is just a 5 minute walk away offering a good range of shops and every day conveniences.

## Additional Photo..



## Service Charges

We are informed by the current vendor that the maintenance/ service charges are approximately £88.26 a month. The lease is a 250 year lease dated the 1st June 2006. The new owners will also benefit from part of the freehold of the communal areas. Buyers are asked to make their own enquiries in terms of costs and charges.

## Tenure/ Council Tax

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

We believe the council tax to be in Band C

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## 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.

## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### **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.

### **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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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.

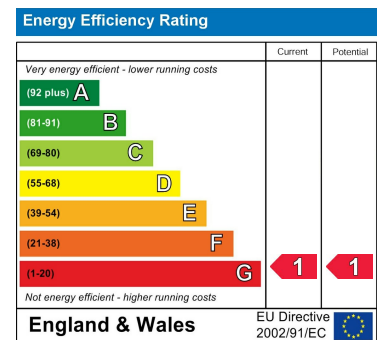
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk