Town & Country

Estate & Letting Agents









58 Gobowen Road, Oswestry, SY11 1BX

£825 Per Month

Town and Country Oswestry are pleased offer this spacious, modern two bedroom apartment located on the outskirts of Oswestry town. This property is ideal for an apartment share as it benefits from one Ensuite and one main bathroom. The apartment has a modern feel and is well maintained throughout with the extra perks of undercover parking, communal lift and private balcony space to the front and side of the apartment. Accommodation comprise a hallway, two bedrooms and an open plan lounge/ dining room/ kitchen with integrated appliances. The property is within walking distance of Oswestry Town and all amenities including shops it is ideally placed for accessing larger road networks.

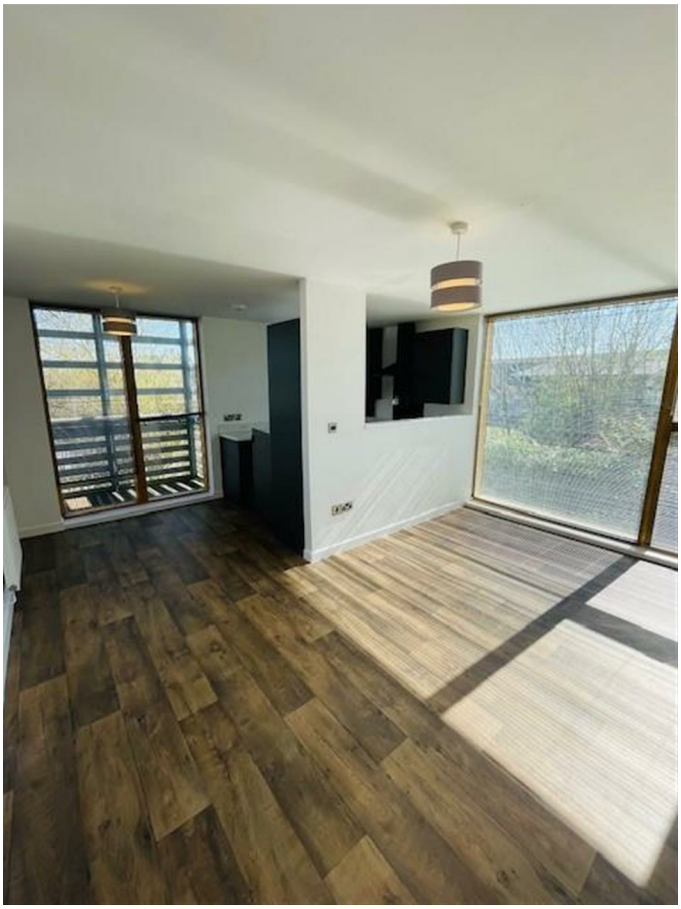
DIRECTIONS

From our Oswestry office continue up Willow Street and Turn right onto Castle Street follow the one way system onto Beatrice Street. From there continue and keep in the left lane past Morrisons superstore where the property will be found on the right just after the Cambrian Buildings.

HALLWAY

Intercom system, radiator, window to the side.

LOUNGE



Window to the side, radiator, TV point.

KITCHEN



Balcony to the side with patio doors, radiator, modern blue wall and base units integrated cooker, dishwasher, Fridge freezer & washing machine, single black sink and drainer unit with mixer taps.

BEDROOM ONE



With window to the side, radiator, TV point.

BEDROOM TWO



Window to rear, intergraded mirrored wardrobe with door leading to ensuite

EN-SUITE



Electric shower cubicle, White ceramic sink with matching toilet, chrome heated towel rail

MAIN BATHROOM



Compromising a three piece suite in white, part tiled walls, vinyl flooring, window to the side, radiator and extractor fan.

BALCONY



Accessible from lounge/kitchen

UNDERCOVER PARKING SPACE

COMMUNAL LIFT



TOWN AND COUNTRY SERVICES

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale / To Let Boards, - 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 letting & Selling.

VIEWNGS

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY **01691 679631** - COMPLETE ON LINE INTREST TO VIEW FORM THROUGH RIGHMOVE NOW OR EMAIL LETTINGS@TOWNANDCOUNTRYOSWESTRY TO REQUEST AN INTREST TO VIEW FORM.

Information for tenants:
Rent: £850 .00 per calendar month
Deposit: £850.00 Equivalent to 1 Months Rent
Council Tax Band: A (Shropshire Council)
Measurements: All measurements are approximate
Services: We are advised that mains water, gas

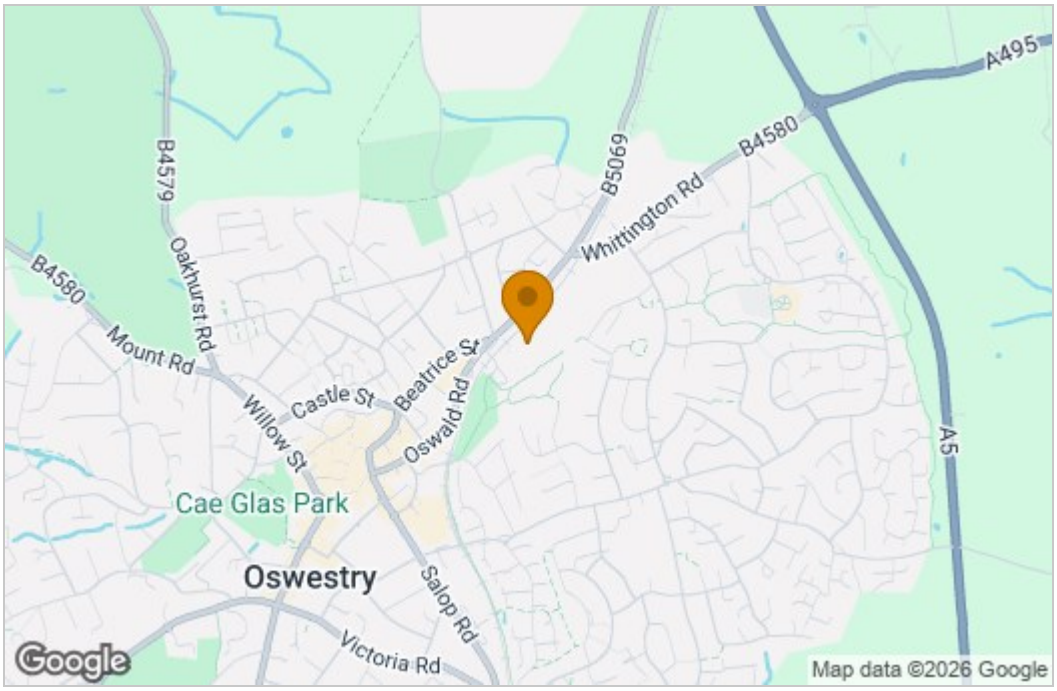
and electric are available
Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant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

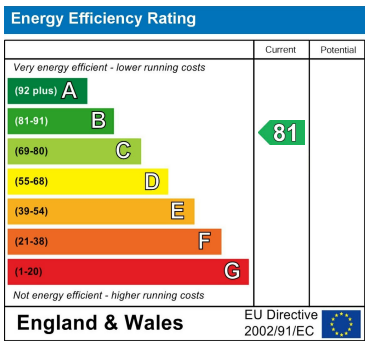
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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