



FOR SALE

£850 Per Calendar Month

Apartment 3 Holbache House, Oswestry, SY11 1AW

This two bedroom ground floor apartment is situated close to Oswestry Town Centre and over looks the beautiful Cae Glas Park. The property comprises Kitchen, Living Room, Inner Hallway, Double Bedroom, One ensuite and one allocated parking space.
Available Now!





- Town Center
- Available Now
- Open Plan Kitchen, Dining and Living Room
- Council Tax C
- £980 Deposit
- EPC C

DIRECTION

From the office proceed towards down the road towards Upper Brook Street and once you hit the traffic lights turn right and head down Welsh Walls, follow the road around passing Bryhaford Road and the Old Welsh Walls restaurant and the property is to your left.

SITUATION

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

HALLWAY

Entering into the property and you are met with doors leading into open kitchen/living room, bedrooms and main bathroom.

KITCHEN/LIVING ROOM

17'02 x 19'05 (5.23m x 5.92m)

Entering into the open kitchen/living room you are met with, both eye-level and low-level cupboards, integrated oven and gas hob, dish washer, Bosch washing machine, fridge, freezer, and newly decorated which overlooks Cae Glas Park.

MAIN BEDROOM

12'03x12'03 (3.73mx3.73m)

Newly fitted carpets, newly decorated, double glazed windows, wall mounted radiator with ensuite.

EN-SUITE

5'03 x 5'11 (1.60m x 1.80m)

White basin sink, white basin toilet, enclosed shower unit with double glazed window.

SECOND BEDROOM

8'09 x 10'02 (2.67m x 3.10m)

Newly fitted carpets, newly decorated, wall mounted radiator, double glazed window.

BATHROOM

6'00 x 8'01 (1.83m x 2.46m)

White basin sink, white basin toilet, bath and shower unit, heated towel radiator



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

£980.00 To be held in the Deposit Protection Service.

COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through the letting agents. Halls Oswestry Office, TEL (01691) 670320.

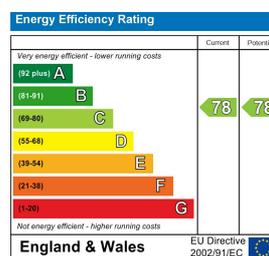


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Lettings
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