



FOR SALE

£67,500

21 Abraham Court, Oswestry, Shropshire, SY11 2TH

****NO CHAIN**** - A GROUND FLOOR one bedroom retirement apartment situated within a residential complex situated within easy level walking distance of the town centre. Benefitting from double glazing as well as communal gardens and communal lounge, the property is well worthy of an early viewing. Reception Hall with Store, Living Room, Kitchen, Bedroom, Shower Room. Garden, Parking.



Located a short walk from Oswestry Town Centre.
Wrexham (15 miles) Shrewsbury (18.5 miles) Welshpool (16 miles)
All distances approximate



- One Bedroom Apartment
- Ground Floor Accommodation
- Communal Gardens
- Retirement Complex
- Close To Town
- Must See To Appreciate

LOCATION

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.

DIRECTIONS

From Halls office, turn left at the crossroads into Leg Street and proceed to the first mini roundabout, turn right into English Walls. Continue past the shops to the next mini roundabout, left passing the Church to your right hand side. At the traffic lights, turn right and then at the next mini roundabout, turn left into Abraham Court.

COMMUNAL ENTRANCE

A security door with telephoned entry system.

COMMUNAL HALLWAY

Carpeted and heated. Hardwood door leads through to:-

COMMUNAL LOUNGE

Providing a communal area for the residents to enjoy.

RECEPTION HALL

With control panel, doors off to Shower Room, Bedroom and Living Room.

LINEN CUPBOARD

Large recessed walk in airing cupboard providing linen shelving and housing a lagged Gledhill tank and immersion heater.

LIVING ROOM

10'5" x 23'10" max (3.17 x 7.26 max)

With double glazed French doors leading out to a small patio, telephone point, coving to ceiling, emergency pull cord, electric storage heater, double opening doors lead through to kitchen:

KITCHEN

7'7" x 7'1" (2.32 x 2.16)

Comprising a range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, attractive tiled splash backs, stainless steel sink unit, space and plumbing for automatic washing machine, space for fridge, four ring electric hob and extractor hood over, built in oven with cupboards over and under, power points, light point, double glazed window to rear elevation overlooking patio, emergency pull cord, fridge, freezer.

DOUBLE BEDROOM

9'3" x 17'5" max (2.81 x 5.30 max)

With double glazed window to rear elevation, TV point, telephone point, emergency pull cord, electric storage heater, recessed wardrobe providing a good amount of hanging and storage space with mirror glazed doors.



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



SHOWER ROOM

Comprising a three piece suite in champagne providing a shower unit with power shower and glazed screen, fully tiled walls, wash hand basin with inset vanity unit with cupboards under and mirror over, heated towel rail, low flush WC, electric wall heater, extractor fan, coving to ceiling.

COMMUNAL GARDENS

The grounds to Abraham Court are communal and can be enjoyed by all residents. The gardens are mainly laid to lawn for ease of maintenance and bordered by various plants, shrubs and bushes.

PARKING

To the front of Abraham Court is a communal parking area for residents. To the side of the development there is an overflow car park.

TENURE

We understand from the vendor(s) that the property is Leasehold for a term of 125 years from 4th December 2003, confirmation of this should be sought by the prospective purchasers solicitor.

ASSOCIATED CHARGES

Service Charge 1 September 2022 - 28 February 2023- £1164.48

Ground Rent 1 Mar 22 to 31 Aug 22 - £192.50

Includes: Lift which services all floors, Development Control 24 hour Careline backup service for the safety of all residents, laundry facilities situated on the ground floor.

PLEASE NOTE

The owner confirms that the property is subject to minimum age restriction of 55 years old for joint persons and 60 years old for single.

VIEWINGS

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

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

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

LOCAL COUNCIL

Shropshire Council, Castle View, Oswestry, Shropshire. TEL; (01691) 671111

COUNCIL TAX

Band 'A'

FOR SALE

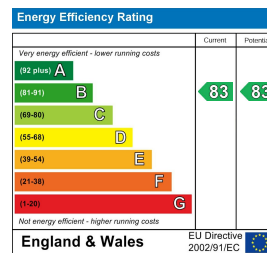
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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