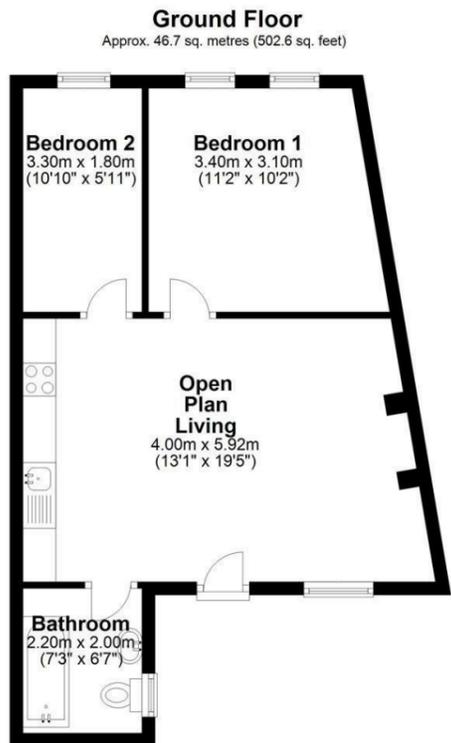


TO LET

Apartment 1, 16-18 Oswald Road, Oswestry, SY11 1RE



Total area: approx. 46.7 sq. metres (502.6 sq. feet)  
**Flat 1**



TO LET

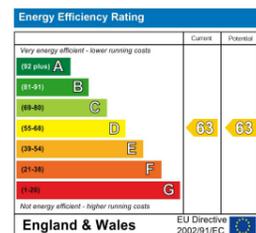
£725 Per Calendar Month

Apartment 1, 16-18 Oswald Road, Oswestry, SY11 1RE

**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**



**\*\*\*UNDER APPLICATION\*\*\*** A wonderful opportunity to rent a newly refurbished Ground Floor Apartment within walking distance to Oswestry Town Centre with Parking!  
Available Now!



01691 670320

**Oswestry Lettings**  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: [oswestry.lettings@hallsgb.com](mailto:oswestry.lettings@hallsgb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



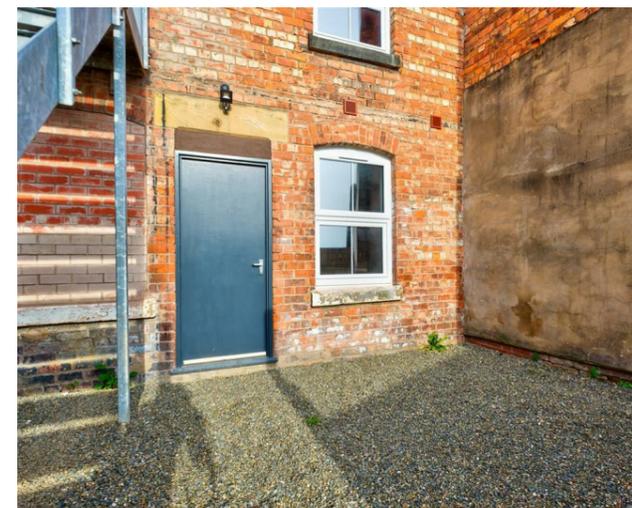
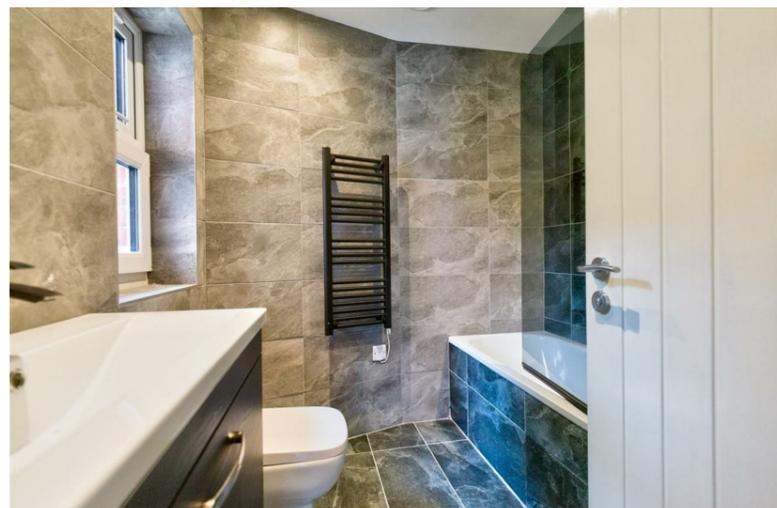
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Spacious Apartment
- Electric Heating and Double Glazing
- Newly Refurbished
- EPC D
- 1 Allocated parking space

**OPEN PLAN LIVING ROOM AND KITCHEN**

13'1" x 19'5"  
A wonderful open plan sitting, eating and entertaining area with double glazed window and former fireplace recess.

The Kitchen area benefits from a range of fitted base and wall units, fitted oven and hob, fitted fridge and freezer, fitted microwave, sink unit.

**BEDROOM ONE**

11'1" x 10'2"  
With two double glazed windows to the front elevation.

**BEDROOM TWO**

10'9" x 5'10"  
With double glazed windows to the front elevation.

**BATHROOM**

7'2" x 6'6"  
Comprising a three piece suite comprising a low flush WC, wash hand basin, bath with shower over and glazed screen, double glazed window to the side elevation, fully tiled walls and floor.

**PARKING**

The property comes with the benefit of one car parking space.

**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**

£836 To be held in the Deposit Protection Service.

**VIEWINGS**

By appointment through the letting agent. Halls, Oswestry Office, TEL (01691) 670 320 or Email [oswestry.lettings@halls.gb.com](mailto:oswestry.lettings@halls.gb.com)

**COUNCIL TAX**

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

**LOCATION**

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, approximately 3 miles away.

**DESCRIPTION**

A newly refurbished Ground Floor Apartment ready to rent within a period building. The property has been designed to maximise space and within walking distance to Oswestry Town Centre.  
Available Now!

**THE ACCOMMODATION**

Apartment 1 has the benefit of its own access and outside sitting area.