

FOR SALE

3 Regent Court Roft Street, Oswestry, SY11 2BU

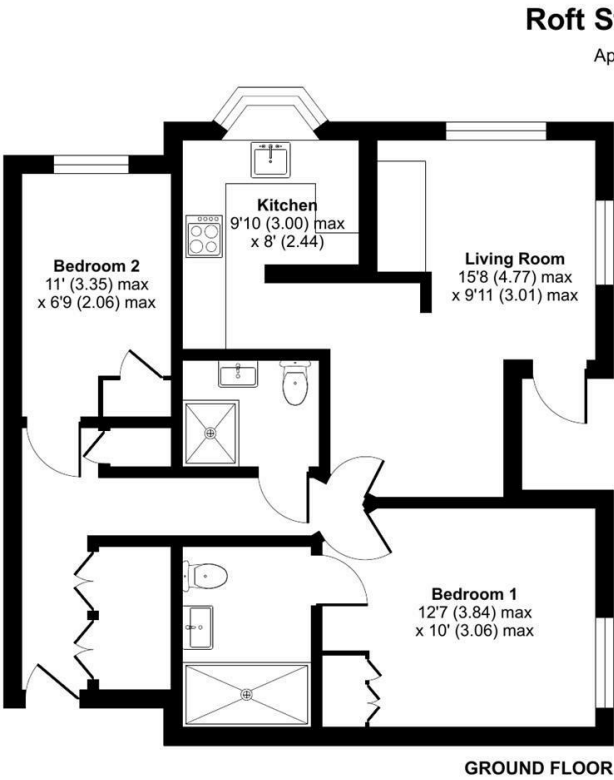


FOR SALE

Offers in the region of £89,950

3 Regent Court Roft Street, Oswestry, SY11 2BU

NO ONWARD CHAIN - An attractive 2 Bedroom Ground Floor Retirement Apartment with private patio garden within a popular purpose built retirement complex, with easy walking access to the town centre shopping facilities.

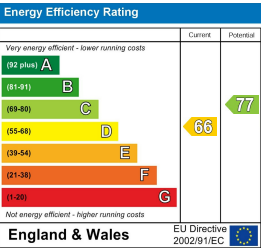


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1244154

**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 670320

**Oswestry Sales**  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry@halls.gb.com



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1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Purpose Built Retirement Apartment
- Edge of Town Location
- On-Site Development Manager
- Communal Lounge & Gardens
- Regular Activities on Offer
- Secure Off-Road Parking

#### DIRECTIONS

From our office on Church Street turn left onto Willow Street and continue to the first junction and turn right onto Castle Street. Proceed to the end of Castle Street and bear left onto Beatrice Street. Move into the right hand lane and follow the one way system through traffic lights (passing The Range) and up Oswald Road to the traffic lights. Turn left onto Leg Street and continue to the mini roundabout at which take the second exit onto English Walls. Continue and turn left onto Smithfield Street and at the junction at the end turn left and Regent Court will be found on the left.

#### SITUATION

The property is situated on the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.

#### DESCRIPTION

Regent Court is a purpose built retirement complex on the fringe of Oswestry town centre offering independent living with the facilities of the Development Manager, if required. There is a communal lounge for resident's use with various activities on offer such as bingo and quizzes.

#### ENTRANCE HALL

Large double cupboard with bi-fold doors, airing cupboard housing the hot water tank and immersion heater, electric radiator, Tunstall alarm control.

#### LOUNGE/DINER

Dual aspect windows, decorative fireplace and hearth with electric fire, electric radiator, door to garden.

#### KITCHEN

Fitted with a range of eye level and base units with worktop over and tiled surround. Built-in Electrolux oven, 4 ring Hotpoint induction hob with extractor above, space and plumbing for washing machine, inset one and a half bowl sink with mixer tap, window, space for fridge/freezer, vinyl floor covering.

#### BEDROOM 1

Front aspect window, electric radiator, built-in cupboard with bi-fold doors.

#### EN-SUITE SHOWER ROOM

Fitted walk-in shower with Triton electric shower and grab handles, porcelain sink, low level flush WC. Vinyl floor covering.

#### BEDROOM 2

Front aspect window, built-in cupboard with bi-fold doors, electric heater.

#### SHOWER ROOM

Fitted shower cubicle with Triton electric shower, porcelain sink, low level flush WC. Fitted medicine cabinet, vinyl floor covering, extractor fan.

#### OUTSIDE

The apartment benefits from a small private walled garden with raised beds, established tree. Side exit gate leading to the front of the building. The complex also has the benefit of communal gardens and secure off-road parking for residents and guests.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid. Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity and drainage are connected to the property. Electric heaters are installed. None of these have been tested.

#### TENURE

Leasehold. We have been informed that there is a 125 year lease commencing on 10th January 1993 expiring 1st April 2114. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently banded in Council Tax Band B.

#### FEES

We have been informed by the vendor that the ground rent is £100.00 a year and the maintenance/service charge is £233.00 per month.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.