

# 11 Lovett Place Gobowen Oswestry SY11 3QS



2 Bedroom Flat  
£130,000

## The features

- IMPRESSIVE 2 BEDROOM APARTMENT
- SECURE COMMUNAL ENTRANCE
- 2 DOUBLE BEDROOMS AND BATHROOM
- IDEALLY PLACED FOR AMENITIES
- EPC RATING B
- HIGH ENERGY EFFICIENCY
- OPEN PLAN LIVING/DINING/KITCHEN
- ALLOCATED PARKING FOR TWO CARS
- VIEWING HIGHLY RECOMMENDED



### \*\*\* FABUOUS GROUND FLOOR APARTMENT \*\*\*

An opportunity to purchase this immaculately presented, 2 double bedroom Apartment recently constructed by reputable local developer Fletcher Homes.

Occupying an enviable position in the heart of Gobowen which has excellent facilities and is ideally placed for access to the Railway Station with links to the County Town and Chester and a short stroll from Gobowen Hospital.

Secure communal Entrance, personal Reception Hall with Utility cupboard, naturally well lit open plan Living/Dining/Contemporary fitted Kitchen, 2 Double Bedrooms and Bathroom.

High energy efficiency, gas central heating and allocated parking for two cars.

Viewing Essential

## Property details

### LOCATION

The property occupies an enviable position within Gobowen and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. Gobowen has a number of facilities including orthopaedic hospital, convenience store, post office, public houses, primary school and main line railway line with links to Chester and Shrewsbury and is a short distance from Oswestry which boasts an excellent range of amenities.

### SECURE COMMUNAL ENTRANCE

Secure entrance door with entry phone system opens to light and spacious Communal Entrance Hall with staircase leading to the First and Second Floor.

### PERSONAL RECEPTION HALL

With secure entry phone system and useful Cloaks/Storage cupboard. Utility Cupboard which has plumbing for washing machine.

### OPEN PLAN LIVING/DINING/KITCHEN

A lovely light room, naturally lit from windows to the front and side and double opening French doors. The Living/Dining Area has media point and radiator. The Kitchen is fitted with range of grey fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with space for fridge freezer work surfaces over and having space beneath for dishwasher, inset 4 ring hob unit with oven and grill beneath and extractor hood over, with matching fascia panels. Range of eye level wall units.

### BEDROOM 1

An excellent sized principal room with window to the side aspect. Media point, radiator.

### BEDROOM 2

A good sized second double room with window overlooking the front. Radiator.

### BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable position at the head of this cul de sac development and has communal gardens surrounding the building. Each Apartment benefits from personal and allocated parking for two cars.

### GENERAL INFORMATION

### TENURE

We are advised the property is Leasehold 193 years remaining, Service Charges: £1679.44 Annually, We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

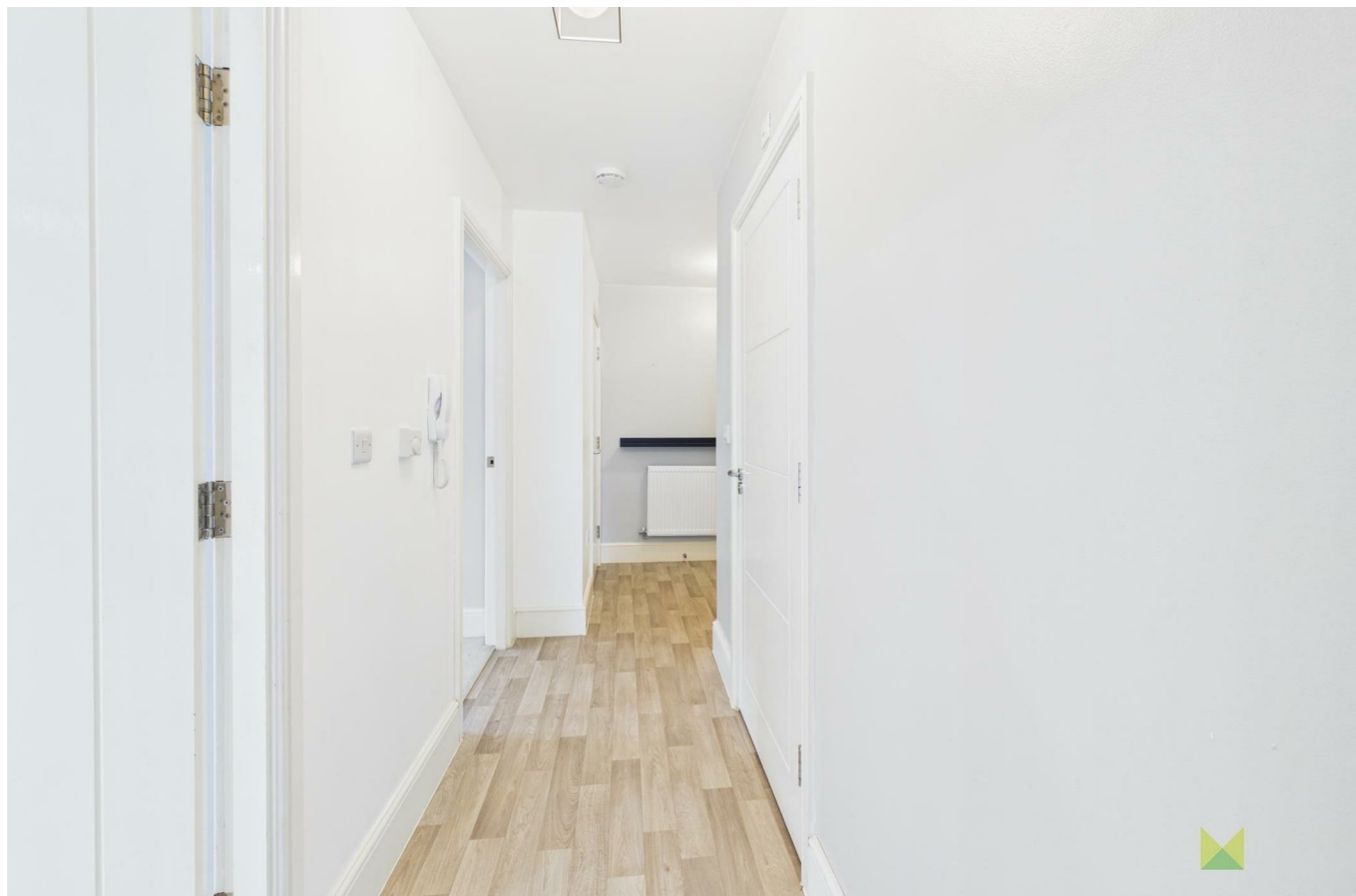
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

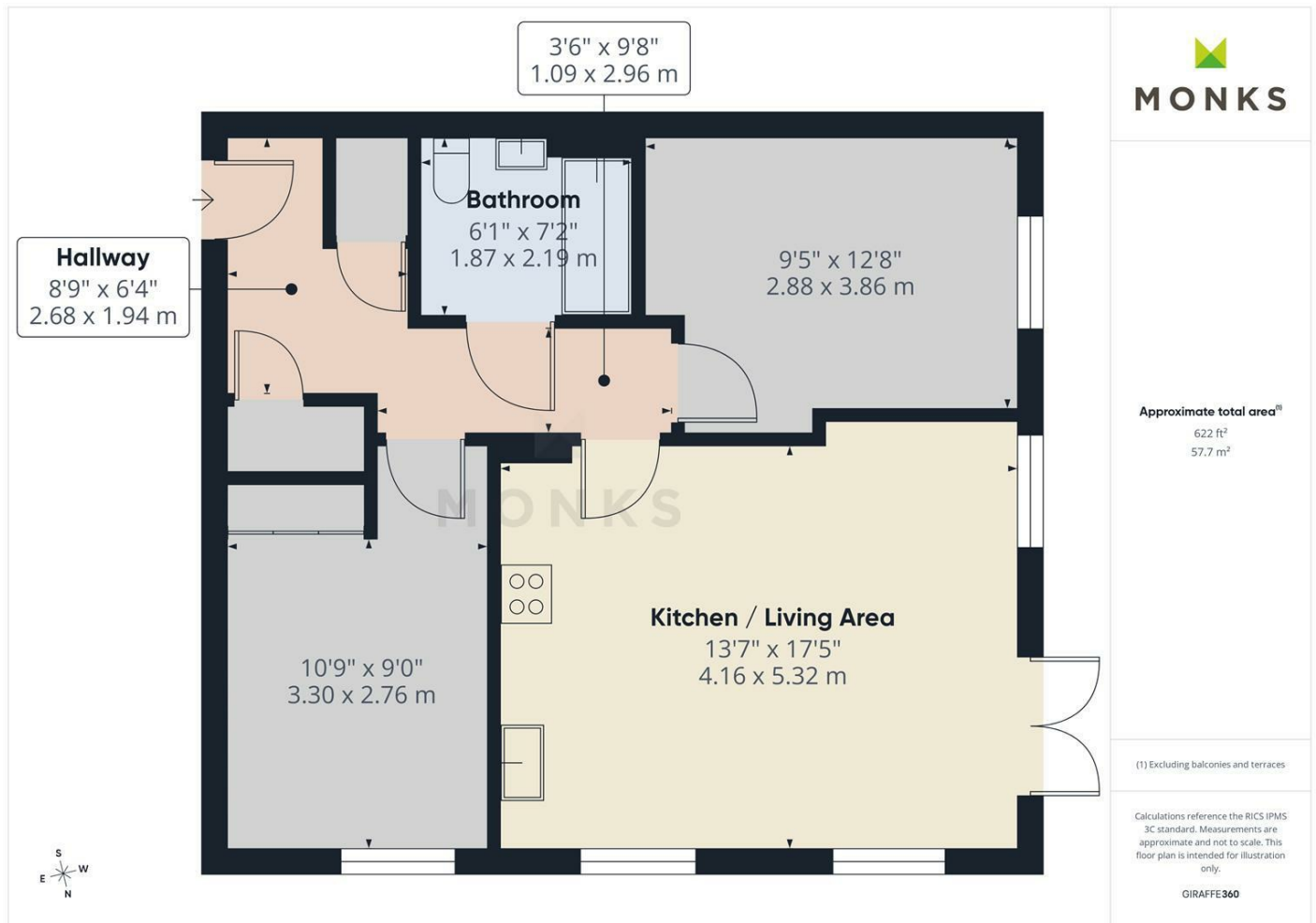
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## 11 Lovett Place, Gobowen, Oswestry, SY11 3QS.

2 Bedroom Flat  
£130,000







## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.