

# 1A Leg Street Oswestry SY11 2NL



**2 Bedroom Flat**  
**Offers In The Region Of £115,000**

## The features

- GENEROUS TWO BEDROOM APARTMENT
- SPACIOUS LOUNGE/ DINING ROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- VIEWINGS ESSENTIAL
- LOW COUNCIL TAX BANDING
- CONVENIENT POSITION CLOSE TO LOCAL AMENITIES
- KITCHEN WITH INTEGRATED OVEN AND UTILITY ROOM
- BATHROOM AND LARGE STORAGE ROOM
- ENERGY PERFORMANCE RATING "
- NO ONWARD CHAIN- PERFECT FOR FIRST TIME BUYERS



### \*\*\* SPACIOUS TOWN CENTRE APARTMENT CLOSE TO AMENITIES \*\*\*

An opportunity to purchase this well presented first and second floor apartment, offering spacious living accommodation perfect for first time buyers, or investors.

Occupying an enviable position in the heart of the Market Town of Oswestry with ease of access to a wealth of amenities and local transport links including railway station at Gobowen and the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of entrance hallway, spacious lounge, kitchen and utility room to the first floor. The second floor comprises of two double bedrooms and bathroom. Having benefit of gas central heating with recently fitted boiler.

**Viewings essential**

## Property details

### LOCATION

The property is perfectly placed just a pleasant stroll from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

### ENTRANCE

Alleyway leads from the high street to the entrance door, staircase leads up to the First Floor Hall.

### FIRST FLOOR HALL

Stairs leads up from the Entrance Hall. Further staircase leads to the Second Floor Landing. Doors leading off,

### LOUNGE

A spacious room with two windows to the front aspect. Radiator, TV and media point. Door opening to storage cupboard.

### KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven/ grill and inset four ring hob. Further range of wall mounted units providing further storage. Window to the rear aspect.

### UTILITY ROOM

With space and amenities for washing machine and tumble dryer with work surface over. Window to the rear aspect.

### SECOND FLOOR LANDING

Stairs lead up to the Second Floor Landing with window to the rear aspect. Doors leading off,

### BEDROOM 1

Double bedroom with window to the front aspect, Radiator,

### BEDROOM 2

Double bedroom with window to the front aspect, Radiator,

### BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Radiator. Door leading into the large storage cupboard which houses the gas boiler.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold.

#### 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 'Ellis-Ridings Mortgage Solutions' 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](http://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.

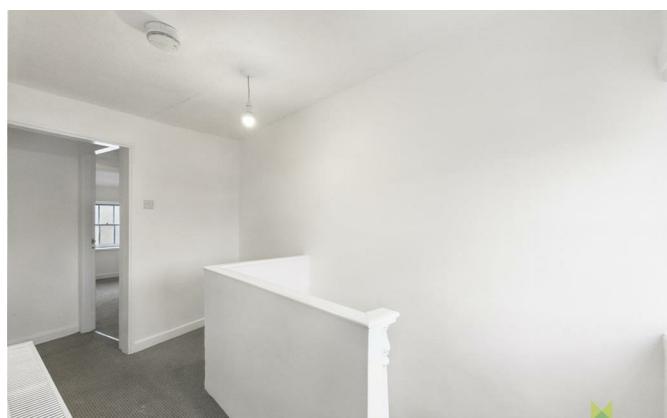
#### NEED TO CONTACT US

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.

**1A Leg Street, Oswestry, SY11 2NL.**

**2 Bedroom Flat**

**Offers In The Region Of £115,000**





## 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](http://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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales   | 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.