

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 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.

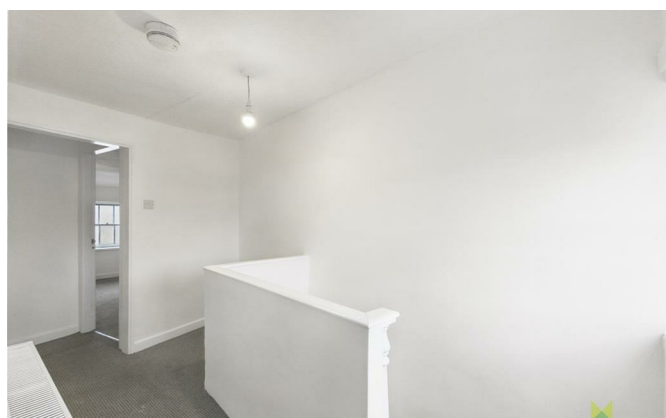
NEED TO CONTACT US

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.

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Get in touch

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Click. www.monks.co.uk

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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