

# 17 Meadowbrook Court Twmpath Gobowen Oswestry SY10 7HD



2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £112,500

## The features

- IMPRESSIVE RETIREMENT BUNGALOW
- INDEPENDENT LIVING
- LOUNGE/DINING ROOM, CONSERVATORY
- 2 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN. VIEWING RECOMMENDED
- EXCELLENT COURTYARD LOCATION FOR OVER 65'S
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH OVEN AND HOB
- GARAGE AND PARKING. ENCLOSED GARDEN
- EPC Rating "



### \*\*\* SPACIOUS 2 BEDROOM RETIREMENT BUNGALOW \*\*\*

**An opportunity to purchase this deceptively spacious 2 bedroom retirement bungalow occupying an enviable position on this purpose built development which offers close care facilities if required.**

**Affording independent living accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Conservatory, Kitchen, large Double Bedroom and additional Bedroom/Dining Room. The property has its own personal Garage and enclosed Garden and is set within lovely communal grounds.**

**Offered for sale with no upward chain, viewing is highly recommended.**

### Property details

#### LOCATION

Meadowbrook Court is ideally situated in Gobowen on the outskirts of Oswestry. Situated within its own grounds in a beautiful semi rural setting 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. The nearby village of Gobowen has a number of facilities including orthopaedic hospital, convenience store, post office, public houses, primary school and main line railway,

#### APPROACH

The property is approached by a paved walkway to a covered entrance porch with timber and glazed door leading through to:

#### RECEPTION HALL

With coving to the ceiling, emergency call system to main office, cloaks cupboard providing a good amount of hanging space, airing cupboard housing immersion tank and shelving, access to roof space.

#### CLOAKROOM

With suite comprising low flush WC, pedestal wash hand basin.

#### SPACIOUS LOUNGE/DINING ROOM

With double glazed window to the front and side aspects, TV and telephone points, coving to the ceiling and electric fan, feature electric fire with marble effect inset and wooden mantle over, under floor heating, sliding doors to Dining/Bedroom 2, and double glazed french doors leading through to the:

#### CONSERVATORY

With double glazed windows with a polycarbonate roof and electric fan, fitted vinyl flooring, French doors lead into the enclosed patio garden.

#### KITCHEN

Fitted with a range of matching base and wall units with work tops over providing a good amount of cupboard and drawer space, stainless steel sink unit with mixer tap, spaces for dishwasher and fridge, built-in oven and microwave, four ring electric hob with extractor hood over, tiling to the floor, double glazed window to the front elevation, coving to the ceiling.

#### BEDROOM 1

An excellent double room with double glazed window to the front elevation overlooking the landscaped gardens, coving to the ceiling, fitted double wardrobe with hanging rail and shelving.

#### DINING ROOM/BEDROOM 2

With double glazed window to the rear elevation, coving to the ceiling, double doors opening onto Lounge.

#### BATH/WET ROOM

With a suite comprising wash hand basin, WC, fully tiled shower area with non slip floor and shower, bath with electrically operated bath chair, light point, shaver point, vinyl flooring and half tiled walls. Heated towel rail.

#### GARAGE

With internal door from the Hall. With electrically operated door to the rear elevation, power and light points, work bench and shelving and controls for the heating and space and plumbing for washing machine, fridge freezer and fridge.

#### OUTSIDE

The garden is paved for ease of maintenance and has raised borders which are planted with various species. The garden is walled for privacy and has a patio area, an external water tap, lighting and an access gate to the rear driveway.

#### AGENTS NOTE

If you are interested in purchasing this property then a meeting needs to be arranged with the Site Manager on 01691 671555 to

confirm suitability.

A Care Manager to assist with the efficient day to day administration of The Court, also offer other assistance in the event of any queries or problems. Provision of support staff on hand 24hr per day for general counselling and support. This does not include any personal/medical care which is charged at a separate hourly rate (£17.00). Maintenance and servicing of Emergency Call System and Fire Prevention Systems. Regular cleaning of exterior windows (10 months of the year- the window cleaner does not call November or January) and maintenance of the external gardens. A weekly hourly cleaning visit of the bungalow. The removal of refuse on a regular basis from the exterior of each bungalow.

#### DIRECTIONS

Take the road out of Oswestry towards Gobowen and the Orthopaedic Hospital. At the traffic island take the exit signposted for the hospital. Continue past the hospital and take a left turn sign posted ' Meadowbrook Court'.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Leasehold, with 69 years remaining on the lease. The property is subject to a monthly service charge of £560.00 which involves 24 hour audio call for the medical and emergency assistance, building insurance, refuse collection, building maintenance and communal gardens. The property is also subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. Age restriction for 65+

This information will need to be verified with your solicitor during pre contract enquires.

#### SERVICES

We are advised that all mains services are connected.

#### COUNCIL TAX BANDING

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

#### 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.

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## Judy Bourne

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## Get in touch

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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 <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	

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