# Apartment 3 5-9 Cross Street Oswestry
# SY11 2NF

MONKS

1 Bedroom Apartment
£715 Per Calendar Month

## The features

- IMPRESSIVE SECOND FLOOR APARTMENT
- SECURE ENTRYPHONE SYSTEM
- LIVING/DINING/KITCHEN WITH APPLIANCES
- FLOORING AND FITTED BLINDS
- EARLY ENQUIRIES RECOMMENDED
- FINISHED TO EXCEPTIONAL STANDARD
- PERSONAL RECEPTION HALL
- DOUBLE BEDROOM AND SHOWER ROOM
- TOWN CENTRE LOCATION

**A spacious, light and airy one bedroom Second Floor Apartment set within impressive conversion situated in the heart of the Town Centre.**

**The Apartment complex comprises of just 9 luxury Apartments, each having undergone complete modernisation and finished to an exceptional standard of specification including high energy insulation, double glazing, electric heaters and spacious communal areas.**

**The Apartment comprises of an open plan Living/Dining/Kitchen with attractive fitted Kitchen with range of appliances, double Bedroom and contemporary Shower Room.**

**Completed with flooring and blinds.**

**Early registration is highly recommended.**

## Property details

### LOCATION

The properties occupy an enviable position in the heart of the busy and popular Market Town of Oswestry. On your doorstep are a wealth of amenities including supermarkets, independent stores, cafe bars, restaurants and public houses, recreational facilities and churches. There is ease of access to the A5/M54 motorway network and the nearby Railway Station of Gobowen perfect for commuters. There are several car parks a short stroll away along with countryside walks.

### DESCRIPTION

These stunning 1 & 2 bedroom apartments form part of a Conversion in the heart of the Town Centre, located over 3 floors and finished to an exceptional standard of specification including high energy insulation, economical modern storage heating, beautifully fitted Kitchens and Shower Rooms, attractive LVT flooring and fitted blinds.

### GENERAL INFORAMTION

Information for tenants:

Rent: £725 per calendar month

Deposit: £836 Equivalent to 5 Weeks Rent

Holding Deposit: £167 Equivalent to 1 Weeks Rent

Council Tax Band: A (Shropshire Council)

Term: Assured Shorthold Tenancy for a minimum period of 6 months

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Viewings: Strictly by appointment with the letting agents

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

### SECURE COMMUNAL ENTRANCE

Secure entryphone system with double opening doors leading to the communal Entrance Hall with wide staircase leading to the First Floor Landing, further staircase continues to the second floor and personal door opening to

### PERSONAL RECEPTION HALL

Off which lead

### LIVING/DINING/KITCHEN

A lovely light room running across the front with 3 large double glazed sash windows . Media point, electric radiator. The Kitchen is newly fitted with light grey fronted units incorporating single drainer sink unit with waste disposal unit, set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having integrated washing machine and fridge freezer both with matching facia panels. 4 ring hob unit with extractor hood over and oven and grill beneath and matching range of eye level wall units.

### DOUBLE BEDROOM

With double glazed sash window to the rear, media point, electric radiator.

### SHOWER ROOM

Contemporary suite with shower cubicle with direct mixer shower unit, wash hand basin set into vanity storage, WC. Heated towel rail, electric shaver point.

# Apartment 3 5-9 Cross Street, Oswestry, SY11 2NF.

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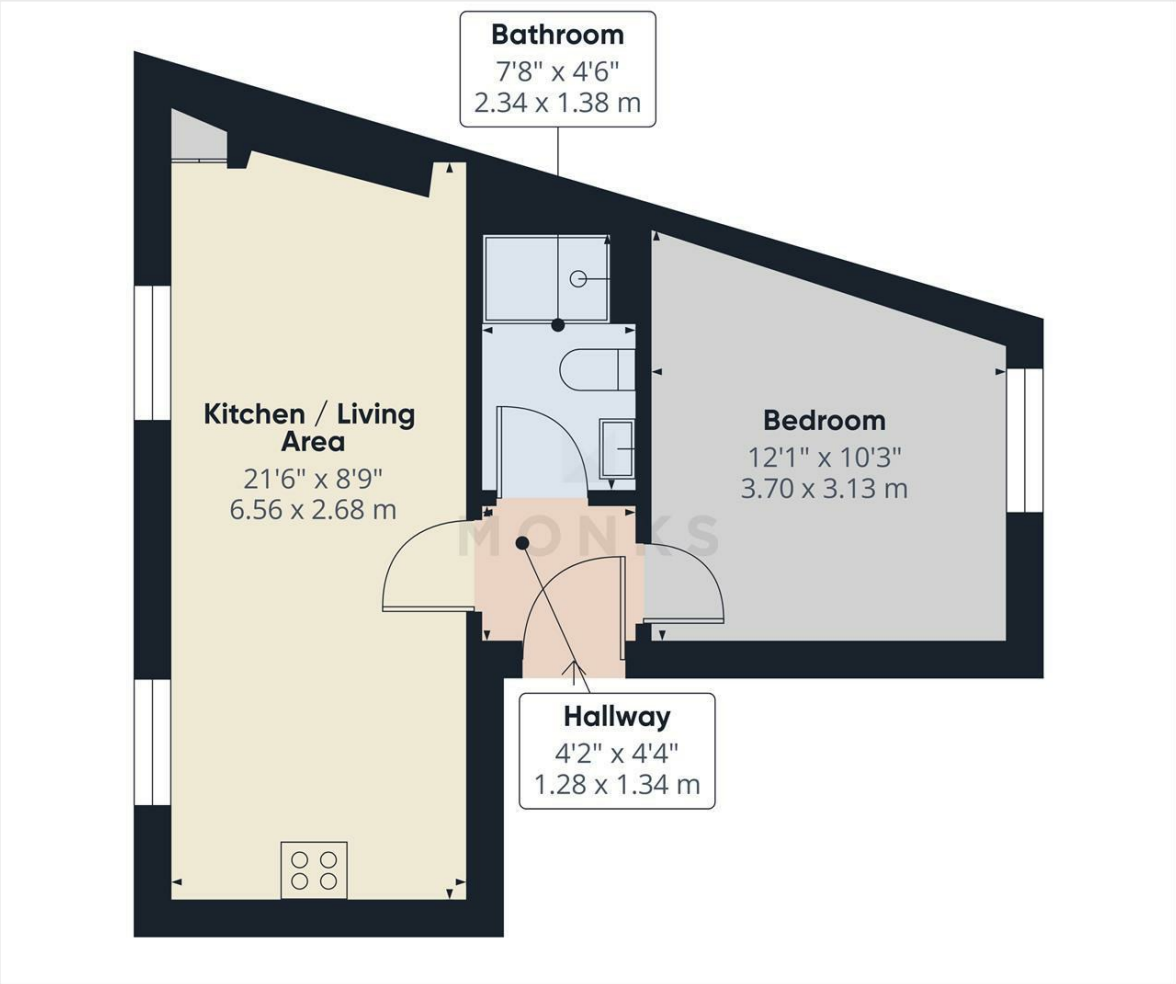


MONKS

Approximate total area(1)
354 ft²
33 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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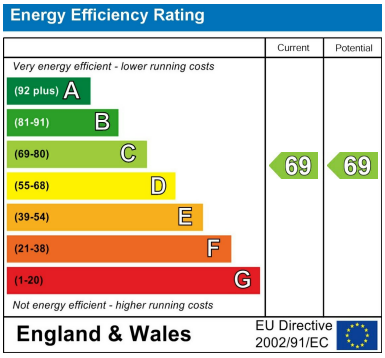


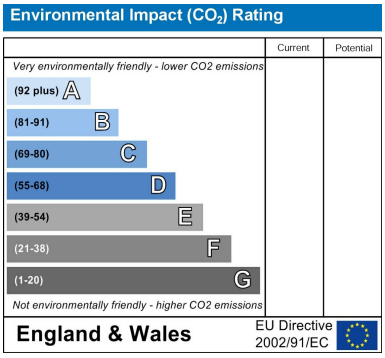



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## Get in touch

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**We're available 7 days a week**
HOME – four words that define who, and what we are:

**H**onest, **O**riginal, **M**otivated, **E**mpathetic

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.