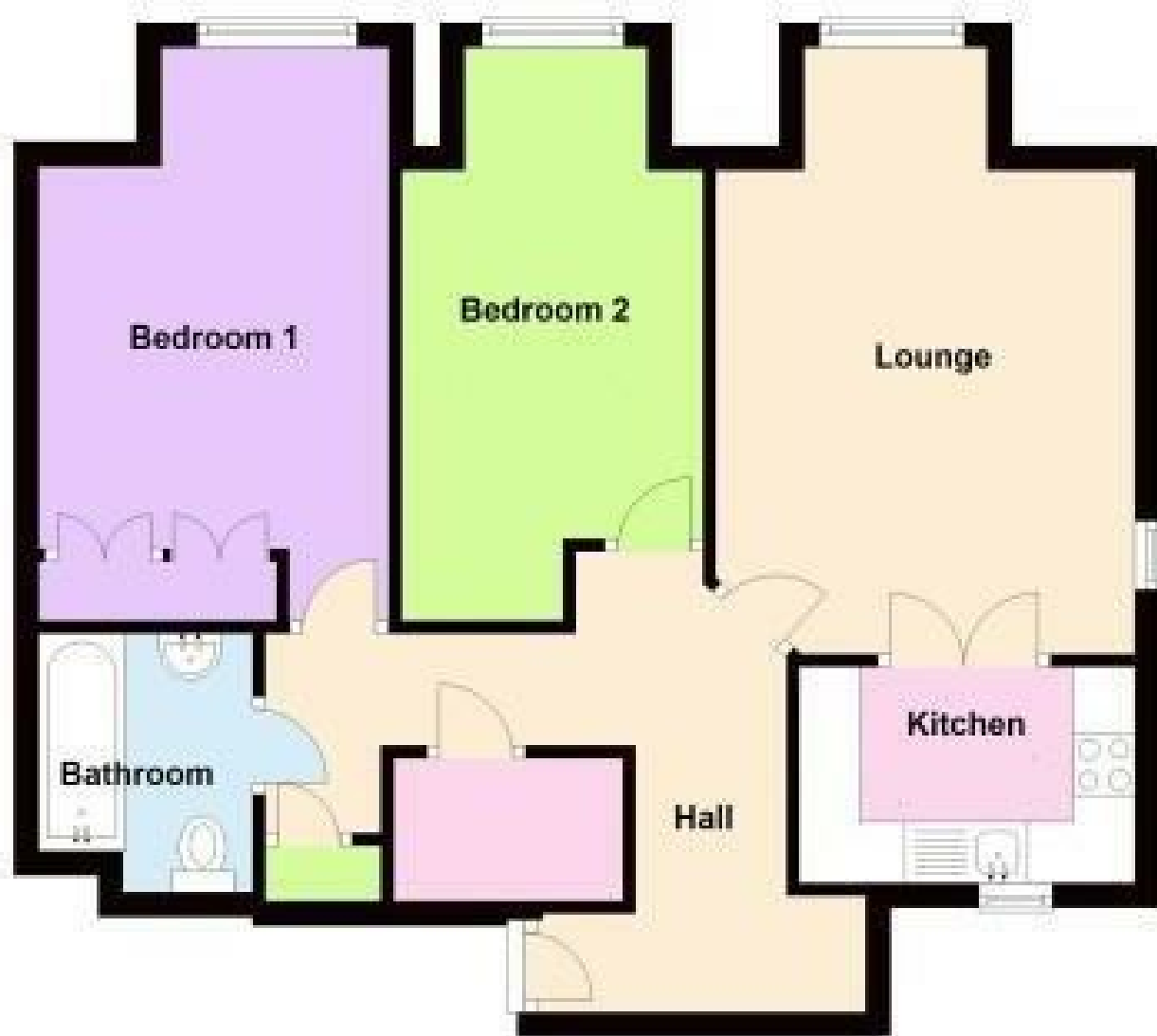




**WOODHEAD**  
OSWESTRY SALES & LETTINGS



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>		76	81
	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		

### 59 Abraham Court Luton Close, Oswestry, SY11 2TH Price guide £78,500

BEAUTIFULLY PRESENTED. WOODHEADS are delighted to present this TWO BEDROOM SECOND FLOOR APARTMENT to the sales market. The apartment comprises of a kitchen, living room, two bedrooms, hallway and bathroom. There is a lift to all floors. Additional monthly service charges apply. Viewings are highly recommended to appreciate.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL T: 01691 680044 F: 01691 662999  
E: sales@woodheadsalesandlettings.com www.woodheadsalesandlettings.com

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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## DIRECTIONS

Leave our office and proceed left down Leg Street joining Beatrice Street, turn first left into Castle Street. Go straight ahead onto Welsh Walls, following until you come to another T junction and turn right. At the mini roundabout, turn left into Lutton Close where the property can be found.

## LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

## ABRAHAM COURT

This apartment is part of a retirement complex built by McCarthy & Stone, which is close to local amenities. The property is available to people over 60 years old, there is a security entrance, a lift that services all floors, a house manager, and care line and back up services for the safety of all residents. There are laundry and ironing facilities situated on the ground floor and guest accommodation is available for visitors. Please note there is a ground rent and service charge also payable, the service charge includes water rates.

## ENTRANCE

## HALL

4.19m x 4.39m (13'09 x 14'05 )

(Measurements are a maximum of an L shaped room)

With two storage cupboards, coving, emergency pull cord, three ceiling lights, storage heater, doors to further accommodation. Part glazed door to;

## LIVING ROOM

4.90m (max) x 3.38m (16'01 (max) x 11'01)

Light and airy room with dual aspect uPVC double glazed windows to front and side aspects, feature electric fireplace with wooden surround, coving, radiator, TV point, emergency pull cord, two ceiling lights and part glazed double doors to;



## KITCHEN

2.69m x 1.68m (8'10 x 5'06)

Modern fitted kitchen comprising; base cupboard and drawers with worksurfaces over, matching eye level units, stainless steel sink with drainer and twin taps, integrated electric hob with extractor hood over, integrated oven, space for undercounter appliances, tiled splashback, shelving, coving, wall mounted heater, ceiling light, emergency pull cord and uPVC double glazed window to rear aspect.



## BEDROOM ONE

4.57m x 2.77m (15'00 x 9'01)

UPVC double glazed window to front aspect, built in mirror front wardrobe, storage heater, TV point, ceiling light, emergency pull cord and coving.



## BEDROOM TWO / DINING ROOM

4.75m x 2.44m (15'07 x 8'00)

UPVC Double glazed window to front aspect, ceiling light, storage heater, coving and emergency pull cord.



## BATHROOM

2.06m x 1.68m (6'09 x 5'06)

Fully tiled room with white suite comprising; panel bath with twin taps and separate shower over and shower screen, vanity sink unit with twin taps, low level WC, heated towel rail, wall mounted heater, extractor fan, coving and ceiling light.



## COMMUNAL PARKING

To the front of the property is a communal parking area for the residents.

## COMMUNAL GARDENS

A real feature of this property are the communal gardens being primarily laid to lawn with seating areas, flower and shrub border and a brick wall and hedge boundary.



## TENURE

We are advised that the property is Leasehold , the owner has informed us the lease is 125 years from 2003 and this will be confirmed by the vendors' solicitors during pre-contract enquiries. Service charge being £3222.50 per annum, and the management fee is £450.00 per annum

## SERVICES

We have been informed by the seller that the property benefits from mains water (included in service charge), mains drainage, electric heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

## LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

## FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

## COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible

- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

## MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.

## MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

## MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure.

Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

## HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

## VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.