

# BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

Apartment 1, Holbache Court, Holbache Road,  
Oswestry, Shropshire, SY11 1RY

1 Bedroom

1 Bathroom

# Apartment 1, Holbache Court, Holbache Road, Oswestry, Shropshire, SY11 1RY



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### General Remarks

Bowen are delighted with instructions to offer this well planned and highly appointed one bedroom ground floor apartment located within the exclusive Holbache Court development close to the centre of Oswestry. Holbache Court is a new development in the heart of Oswestry town centre constructed by renowned local developer Primoris Homes Ltd. The site itself has an important history and has previously been a former school building and magistrates court. The building now features 10 generously assigned apartments set out over two floors. All apartments benefit from assigned parking, visitor parking, well maintained communal gardens and gated access to the development.

Apartment 1 is currently laid out as the show apartment and includes a good sized open plan Living/Dining Kitchen area accessed off the hall with separate Utility. In addition to the living space there is a generously sized double bedroom and well appointed shower room. The apartment benefits from an intercom system and includes one parking space, with additional parking spaces available to purchase if required.

**Location:** Holbache Court is set within a popular residential location within easy walking distance of Oswestry town centre. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The town has an excellent bus services and the nearby train station at Gobowen provides links to Manchester and Birmingham. The town is surrounded by stunning countryside ideally suited for a host of outdoor pursuits.

**Primoris Homes Ltd:** Primoris Homes Ltd - The word 'Primoris' is Latin and means first or foremost, exactly what Primoris Homes are aiming to be is the foremost quality builders of desirable homes in the area. This small family run company have built up an enviable

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reputation for building attractive developments, which offer contemporary, flexible living spaces to suit the needs of their customers. The build quality of every new Primoris development is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout. Every new home by Primoris is built to exacting standards and backed by a ten year NHBC warranty.

**Holbache Court:** Holbache Court is situated in a prime location in the heart of Oswestry town centre. The gated location offers exceptional security and privacy whilst enjoying the convenience of a central

location. The new development features modern, contemporary design while capturing the historical character of this important site within the town.

## Accommodation

The apartment extends to circa 506 Sq ft and is accessed on the ground floor of the building with a door leading off the communal entrance hallway into:

**Hall:** Radiator, intercom system and doors off to:

**Open Plan Living/Dining/Kitchen:** 17' 2" x 11' 2" (5.24m x 3.41m) Fully fitted kitchen comprising a range of matching base/eye level wall cupboards with





worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, hob and extractor hood. Integrated fridge, freezer and dishwasher. Tiled floor to Kitchen area, carpet to Living/Dining area, two radiators, TV/telephone points and door to:

**Utility:** 5' 4" x 4' 6" (1.63m x 1.38m) Fitted base unit with worktop over and wall cupboard housing 'Worcester' gas fired boiler. Tiled floor, radiator and space/plumbing for washing machine.

**Bedroom:** 14' 1" x 10' 11" (4.29m x 3.32m) Radiator and TV point.

**Shower Room:** 6' 8" x 6' 2" (2.03m x 1.88m) Suite comprising large walk in shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, vinyl flooring and part tiled walls.

**Specification:** Specification List - • NHBC 10 year warranty • Worcester Bosch Energy Efficient Gas Central Heating • Kitchen with integrated oven/hob, dishwasher and fridge/freezer • Ceramic floor tiles / vinyl to kitchens and bathrooms • Downlighters in kitchen ceilings • Carpet to floor areas not covered in ceramics • Contemporary white bathrooms with chrome fittings • En-suite bathrooms to most master bedrooms • White panel internal doors with chrome ironmongery • One parking space per property within the gated development • Electric gates and intercom access to all homes • Fire Alarms • BT Fibre

broadband to all homes • Access lift available in apartment building

**Tenure and Management/Service Charge:** We are informed that the property is leasehold. The term of the lease is 999 years with a Peppercorn ground rent and service charge for Apartment 1 set at £98.26 per month.

**Reservation:** You can reserve this property by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. Please ask for further details.

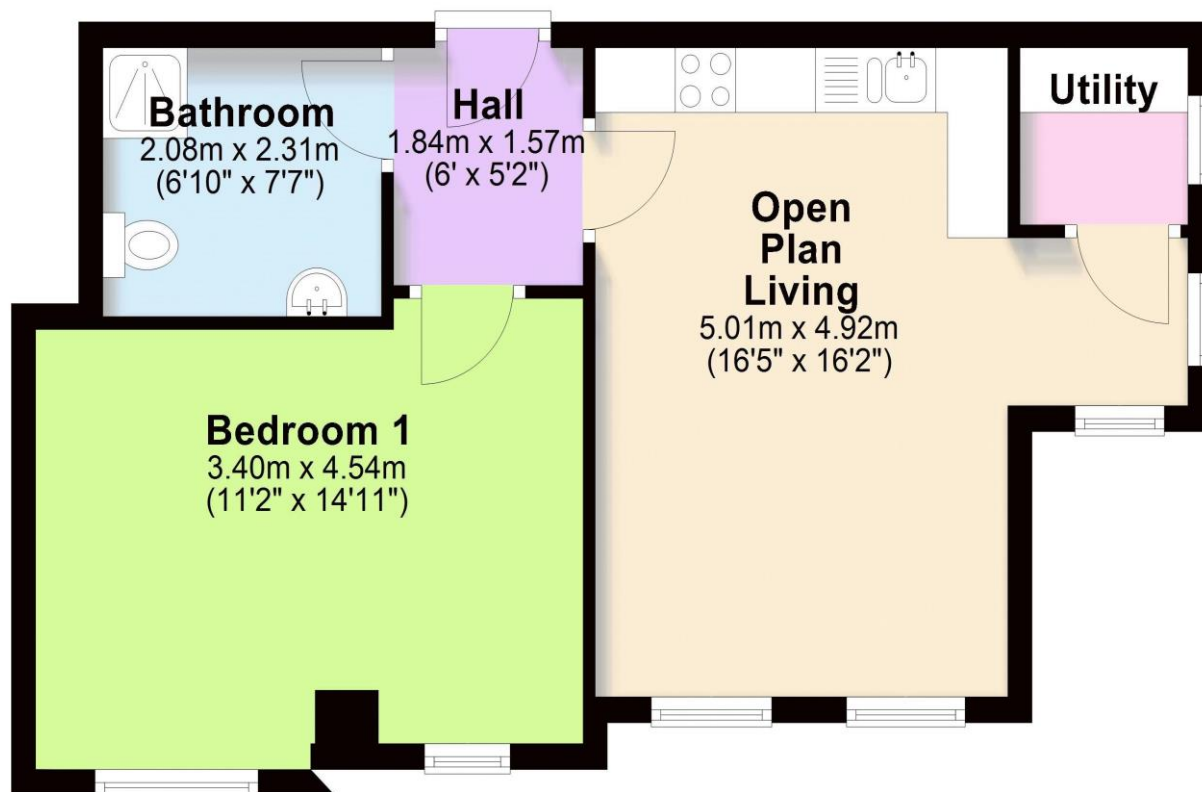
**Services:** We have been informed by the seller that the property will benefit from mains water, mains drainage, mains electricity and gas fired central heating.

**EPC Rating:** Predicted EPC Rating - Band C.

**Council Tax Band & Local Authority:** Shropshire County Council. Council Tax Band will be confirmed once property is complete.

**Directions:** From Oswestry town centre proceed up Willow Street to the crossroads and turn left onto Welsh Walls. Proceed and follow the road around to the left. Turn right onto Holbach Road and continue to the end where the gated access to the development will be found in front of you.





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## Protection for new-build home buyers

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