

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £600

The Cobblers Loft  
2 Arthur Street, Oswestry

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🏠 2 Bedrooms

🚿 2 Bathrooms

## The Cobblers Loft, 2 Arthur Street, Oswestry SY11 1JN

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### General Remarks

Newly renovated two bedroom apartment  
Conveniently situated within Oswestry Town Centre  
Enclosed garden  
Gas central heating and uPVC double glazing  
Holding Deposit £138  
Deposit £692

### Accommodation

**General Remarks:** 13' 0" x 9' 0" (3.971m x 2.751m) Two bedroom first floor apartment which benefits from an enclosed garden conveniently situated within Oswestry town centre.

**Location:** The property is situated within the centre of the busy market town of Oswestry, near to the old Hill Fort and the surrounding countryside. 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 nearby train station at Gobowen provides links to Manchester and Birmingham.

### Accommodation:

**Entrance Hallway:** With stairs to the inner hallway.

**Inner Hallway:** Storage space, 2x radiators.

**Kitchen:** 15' 7" x 12' 8" (4.749m x 3.860m) Wood effect laminate flooring, newly fitted matching base, wall and drawer units with worktop surface over, integrated 'Lamona' single oven, 'Lamona' four ring ceramic hob with extractor hood above, stainless steel sink and drainer, integrated dishwasher and washing machine, space for fridge/freezer. Down lights to ceiling and radiator.

**Lounge:** 18' 2" x 9' 6" (5.547m x 2.894m) Original beams and feature window, radiator.

**Bedroom One:** 13' 0" x 9' 0" (3.971m x 2.751m)  
Radiator, door to:

**En-Suite:** Wood effect vinyl flooring, white suite comprising: low level flush WC, pedestal wash hand basin, walk-in electric shower, heated towel rail, shaver point and light.



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**Bedroom Two:** 13' 8" x 11' 6" (4.161m x 3.513m)  
Radiator.

**Bathroom:** Wood effect vinyl flooring, white suite comprising: low level flush WC, pedestal wash hand basin, fitted bath, radiator. 2x storage cupboards.

**Outside:** The property is accessed via a gate from Arthur Street into the garden. The garden includes a lawned area, shed and path leading to the property.

**Viewing Information:** To arrange a viewing, please contact the agent's Oswestry office.

**Further Information:** Bowen Son and Watson is a member of and covered by the RICS Client Money

Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**EPC Rating 'D'(60):**

**Council Tax Band 'A':**

**Holding Deposit £138:**

**Deposit £692:**

**Tenure:** We are informed that the property is freehold.





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.