

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £275,000

17 Upper Church Street, Oswestry, SY11 2AA

 7 Bedrooms

 4 Bathrooms

17 Upper Church Street, Oswestry, Shropshire, SY11 2AA



General Remarks

A rare opportunity to purchase an investment property comprising of 4 apartments situated within a centrally located building close to the centre of the popular market town of Oswestry. The current potential rent roll totals circa £27,300 per annum and the property has always achieved high levels of occupancy. Three two bedroom apartments are let with one apartment achieving £625 per calendar month, one achieving £675 per calendar month and one apartment achieving £550 per calendar month. The one bedroom apartment achieves a rental of £425 per calendar month.

General Remarks: Bowen is delighted with instructions to offer 17 Upper Church Street in Oswestry. This centrally located block of four flats is an ideal investment with four of the flats currently let. All flats are warmed by smart electric heaters and to the rear of the ground floor flat 3 is an enclosed yard.

Location: 17 Upper Church Street is located close to the centre of the market town of Oswestry. The town centre is close at hand and contains a host of shops, schools and other amenities. Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester. The town has an excellent bus service whilst the nearby train station at Gobowen provides services to Birmingham and Manchester.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Accommodation

Each apartment's accommodation is briefly described below.

Flat 4: Ground floor flat currently let at £425.00 per calendar month. Separate access door from Upper Church Street leading into:

Hall: Bin store cupboard, airing cupboard and doors off to:

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 expressively 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.

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35 Bailey Street Oswestry Shropshire SY11 1PX

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Living Room: 13' 5" x 10' 6" (4.08m x 3.20m) Electric heater and TV/telephone points.

Kitchen: 11' 11" x 6' 2" (3.64m x 1.89m) max Fitted Kitchen and electric heater.

Bedroom: 13' 5" x 8' 2" (4.09m x 2.48m) Electric heater.

Bathroom: 9' 2" x 5' 9" (2.79m x 1.76m) Shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Heated towel rail and extractor fan.

Flat 3: Ground floor flat currently let at £550.00 per calendar month accessed via stairwell with door into:

Hall: Electric heater and doors off to:

Kitchen: 9' 11" x 7' 11" (3.02m x 2.42m) Fitted kitchen and electric heater.

Living Room: 14' 11" x 11' 4" (4.55m x 3.45m) max Electric heater, TV/telephone points and door to rear yard.

Bedroom One: 11' 11" x 7' 5" (3.63m x 2.25m) Electric heater.

Bedroom Two: 13' 5" x 7' 4" (4.10m x 2.23m) max Electric heater.





Outside: To the rear of this flat is a small enclosed concrete rear yard/seating area.

Flat 1: First floor flat currently let at £625.00 per calendar month with adjacent store cupboard and door off landing to:

Hall: With doors off to:

Living Room: 11' 7" x 10' 10" (3.52m x 3.31m)
Electric heater and doors off to:

Kitchen: Fitted kitchen.

Bedroom One: 15' 0" x 8' 11" (4.56m x 2.73m)
Electric heater.

Bedroom Two: 10' 3" x 12' 9" (3.13m x 3.88m) max
Electric heater.

Bathroom: 9' 5" x 5' 6" (2.87m x 1.67m) Panel bath with shower over, pedestal wash hand basin and low level flush w.c. Airing cupboard, extractor fan and heated towel rail.

Flat 2: Third floor flat currently let at £675.00 per calendar month with door off landing into:

Hall: Access to loft space and doors off to:

Living Room: 14' 8" x 9' 0" (4.47m x 2.74m) Electric heater and TV/telephone points.

Kitchen: 11' 9" x 7' 4" (3.57m x 2.23m) Fitted kitchen, electric heater and Velux window.

Bedroom One: 9' 10" x 8' 11" (3.00m x 2.73m)
Electric heater and skylight.

Bedroom Two: 11' 1" x 9' 9" (3.38m x 2.96m) max
Electric heater.

Bathroom: 12' 2" x 4' 8" (3.72m x 1.42m) Panel bath with shower over, pedestal wash hand basin and low level flush w.c. Electric heater, access to loft space, extractor fan and airing cupboard.

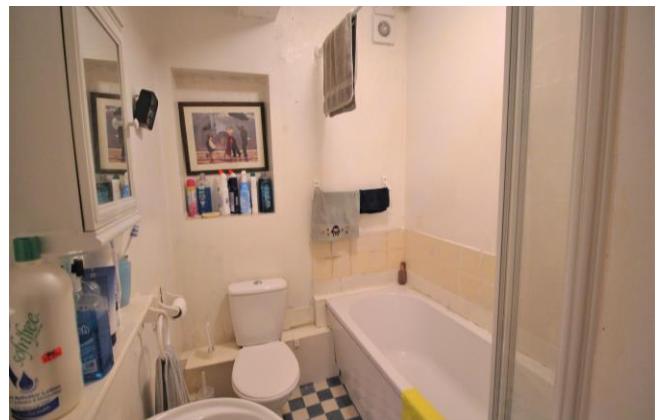
EPC Ratings: EPC Ratings. Flat 1 - Band 'D' (60), Flat 2 - Band 'E' (41), Flat 3 - Band 'E' (49) & Flat 4 - Band 'E' (48).

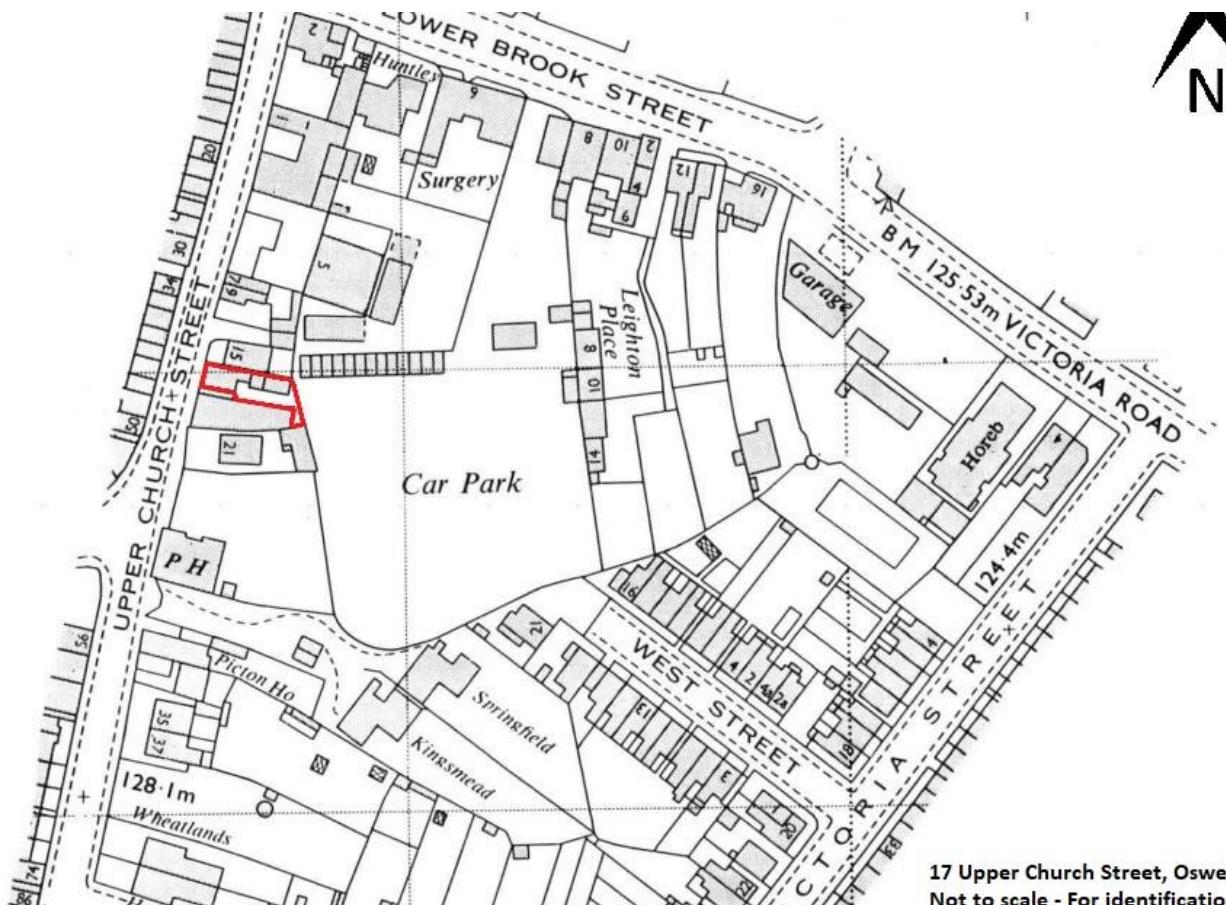
Tenure: We are informed that the property is Freehold. All of the tenancies are Assured Shorthold Tenancies. For further details please contact the Selling Agents.

Council Tax Bands: All four flats are Council Tax Band - 'A'.

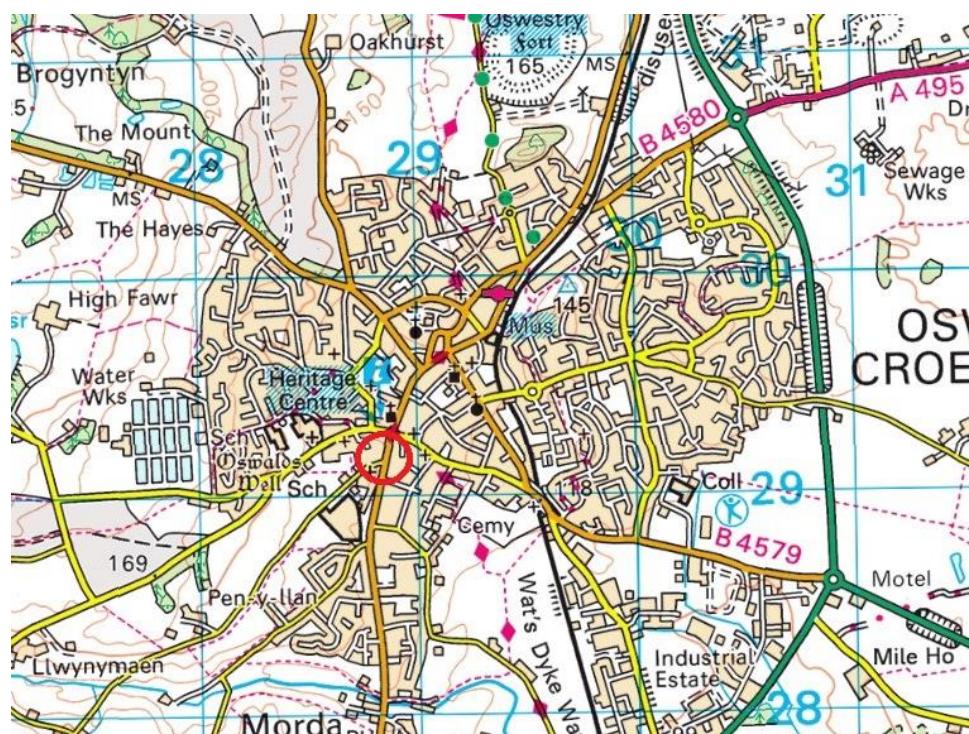
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

Directions: From Oswestry town centre proceed out of town along Church Street to the crossroads and go straight over onto Upper Church Street and the property will be found on the left hand side as identified by the agent's for sale board.





17 Upper Church Street, Oswestry.
Not to scale - For identification



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