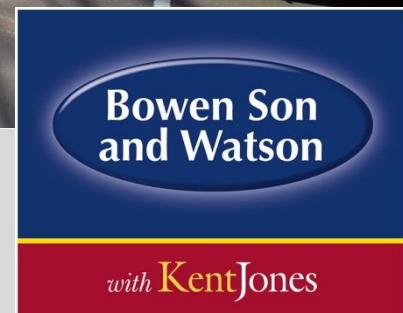




**49 Abraham Court, Lutton Close,  
Oswestry, Shropshire SY11 2TH  
Offers in the Region Of £110,000**



A well appointed 2 bedroom retirement apartment which has been recently decorated throughout and is located within easy reach of the town centre with its good selection of shops and other amenities. This property benefits from a House Manager with Careine backup ensuring help is at hand 24 hours a day. There is a camera controlled entry phone system, sealed unit Double Glazing & night storage heating. Within the development is a residents lounge, communal gardens residents car park, laundry room & a guest suite with en-suite facilities for visiting friends or relatives. A lift services all floors.



# 49 Abraham Court Oswestry, Shropshire SY11 2TH

- Two Bedroom Retirement Apartment
- Hallway, Lounge and Kitchen
- Two Bedrooms and Bathroom
- EPC Rating C. Council Tax Band B
- House Manager & 24 Hour Careline System
- Camera Controlled Entry Phone System

## General Remarks

Bowen Son and Watson are pleased to bring to the market this well appointed 2 bedroom retirement apartment which is located within easy reach of the town centre with its good selection of shops and other amenities. This property benefits from a House Manager with Careline backup ensuring help is at hand 24 hours a day. In addition there is a camera controlled entry phone system, sealed unit double glazing and night storage heating. Within the development is a resident's lounge, residents car park, laundry room and a guest suite with en-suite facilities for visiting friends or relatives. There are also extensive communal gardens and a residents car park. A lift services all floors.

## Location

The property is situated on the second floor of this popular development. Oswestry town centre is within easy walking distance and 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 direct links to Manchester and Birmingham. Anglesey to North Wales.

## Accommodation

Entrance Door into:

### Entrance Hall

11' 8" x 8' 11" (3.56m x 2.73m)

With storage heater, large cloak cupboard, fitted airing cupboard housing a hot water tank and slated shelves. Pull cord alarm.

### Lounge

16' 2" x 11' 1" (4.92m x 3.39m)

Feature fireplace housing coal effect electric fire, storage heater, pull cord and folding doors into:

### Kitchen

8' 11" x 5' 9" (2.71m x 1.74m)

Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over and a tiled surround. Stainless steel sink and drainer, integrated fan assisted oven/grill and a 4 ring electric hob with tractor hood over. Integrated fridge and freezer, electric wall mounted heater.

### Bedroom One

15' 2" x 9' 2" (4.63m x 2.79m)

Fitted wardrobes with mirrored sliding doors, storage heater and a Pull cord.

### Bedroom Two/Dining Room

15' 2" x 8' 0" (4.63m x 2.45m max)

Electric wall heater and pull cord.

### Shower Room

5' 8" x 6' 8" (1.73m x 2.04m)



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.

Shower cubical with mixer shower and low level flush WC, wash hand basin with vanity cupboard below. Extractor fan, tiled surround and electric wall heater.

### Outside

The development contains extensive communal gardens with lawned areas and a residents car park.

### Service Charge

We are informed that the property is available to persons over 60 years of age. We are informed that the Service Charge payable is approximately £1000.00 every 6 months. This figure also includes the Water Charges.

### Ground Rent

We are informed that the current ground rent payable is £192.50 every 6 months.

### Tenure

Please note that the property is Leasehold. For further details contact the Selling Agents.

### Directions

From Oswestry town centre proceed along Church Street to the traffic lights/crossroads. Turn right onto Upper Brook Street and continue until the mini roundabout at which turn left onto Lutton Close Abraham Court will be found immediately on the left with a car park for residents.



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Contact your local branch of **Bowen Son and Watson with Kent Jones** today!

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