



Asking Price £160,000

22 Tan Yard Square, Oak Street,
Oswestry, Shropshire, SY11 1FB

 2 Bedrooms

 2 Bathrooms

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General Remarks

A spacious two bedroom first floor apartment situated in this quiet yet central location within easy walking distance of Oswestry town centre and all local amenities. The accommodation is generously sized and well planned with the large master bedroom with en suite and large fitted wardrobes being a most notable feature.

The property is warmed by gas fired central heating, is fully double glazed and includes a designated off-road parking space. The accommodation has been well maintained and newly painted. The property would make an ideal first time buy, downsize/lifestyle changing purchase or investment. Early inspection is highly recommended.

Location: The development is set within a quiet location yet with 5 minutes' walk of Oswestry town centre. The town itself offers a host of high street and independent shops and a good selection of cafes, bars and restaurants. There is a host of other amenities together with renowned state and private schools. The town sits close to the Welsh border and is surrounded by stunning countryside with the development itself being conveniently situated for rural walks and other outdoor pursuits.

Easy access onto the A5 & A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester as well as the motorway network. The nearby train station at Gobowen provides regular rail services to Shrewsbury, Chester and beyond.

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

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.

BOWEN

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Accommodation

A secure front door with intercom provides access into:

Hall/Foyer: With stairs to first floor landing and door off to Apartment 22.

Apartment 22: The accommodation briefly comprises:

Hall: Intercom, generous built in storage cupboard, stairs to upper level, wood effect flooring and doors off to:

Open plan Living/Dining/Kitchen: 13' 2" x 12' 0" widening to 18' 7" (4.01m x 3.66m widening to 5.66m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink and drainer. Integrated oven with hob and extractor hood over, integrated fridge freezer, dish washer and washing machine. Cupboard housing Ideal gas fired boiler, wood effect flooring, tv/telephone points and radiator.

Bedroom 2: 12' 10" x 7' 10" (3.90m x 2.40m) max. Carpet to floor and radiator.





Bathroom: 8' 8" x 4' 9" (2.64m x 1.46m) Suite comprising panel bath with mixed shower over., pedestal wash hand basin and low level flush W.C. wood effect flooring, part tilled walls, heated towel rail and extractor fan.

Carpeted Stairs to upper level: With door opening into:

Bedroom 1: 16' 2" x 12' 3" (4.94m x 3.74m) max. Large fitted wardrobes, tv point, carpet to floor, radiator and door to:

En suite: 5' 9" x 5' 3" (1.75m x 1.59m) max Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush W.C. Tilled surround to shower cubicle, wood effect flooring, heated towel rail and extractor fan.

Outside: In the central courtyard there is one designated parking space, identified by the number 22.

Tenure: We are informed that the property is leasehold subject to vacant possession on completion. The lease commenced on 1st January 2020 for a term of 250 years.

Ground Rent and Service Charge: We are informed that the ground rent is £200 per annum and the service charge payable is currently £70.00 per calendar month.

Council Tax Band: Council Tax Band - 'B'.

Local Authority: Shropshire County Council.

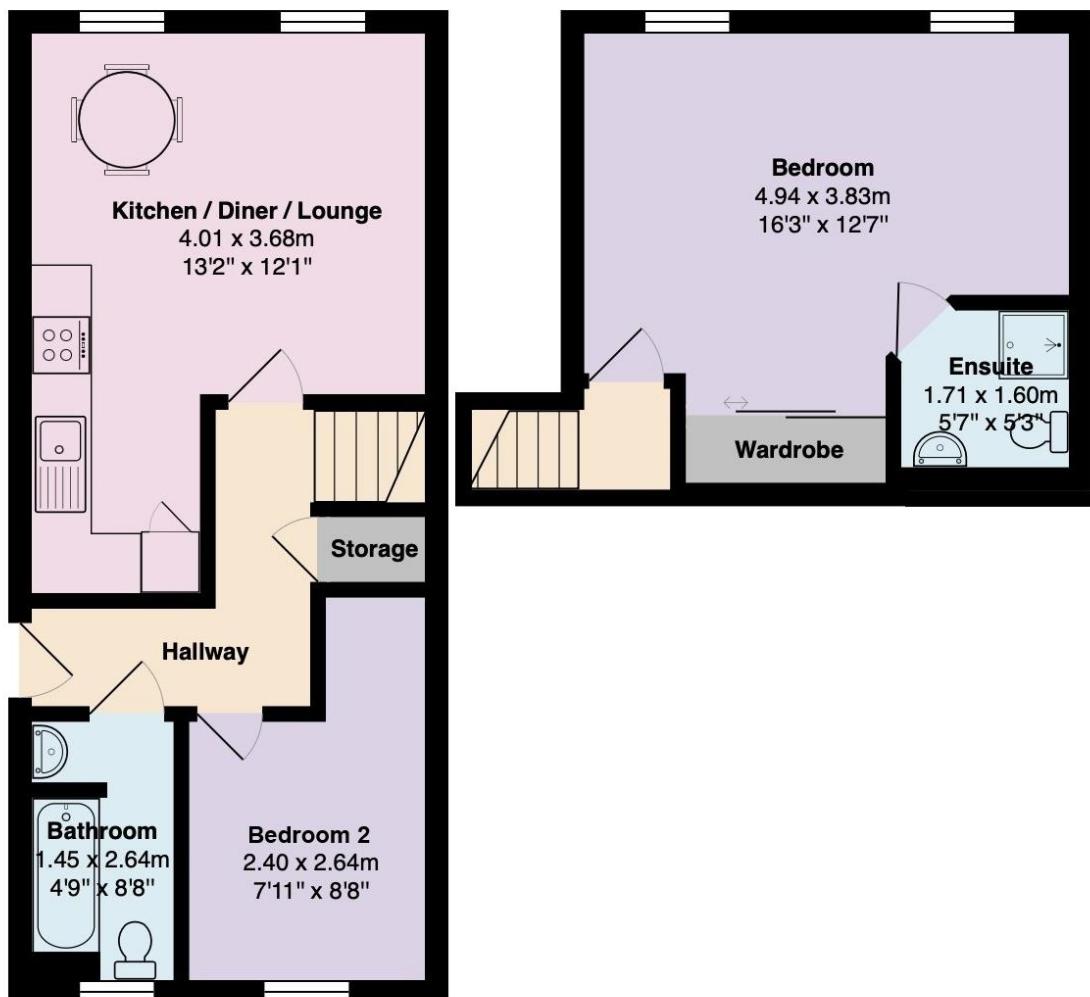
EPC: EPC Rating 83|B

Services: We are informed that mains gas, electricity, water and drainage supplies are connected.

Directions: From Oswestry town centre proceed up Willow Street to the crossroads and turn right onto Castle Street. Take the first turning left onto Oak Street and continue ahead. Tan Yard Square will then be found on the right hand side.



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Total Area: 62.1 m² ... 669 ft²

All measurements are approximate and for display purposes only

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