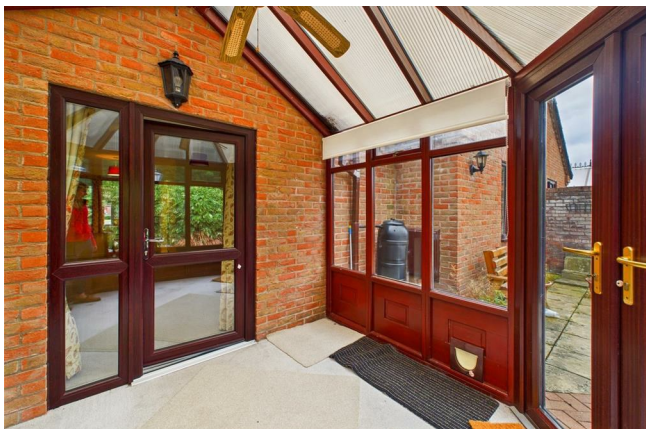






40 Meadowbrook court Twmpath Lane, Gobowen, Oswestry, SY10 7HD
Offers In The Region Of £62,500

Suitable for those age 55 and over, a well presented and modernised two bedroom bungalow situated on a purpose built development offering care facilities if required. In brief the accommodation affords entrance hall with built in storage cupboard, living/dining room, kitchen, conservatory, one bedroom and bathroom. Externally there is a driveway and enclosed courtyard garden. Benefiting from NO ONWARD CHAIN, and the FIRST YEAR SERVICE CHARGE TO BE PAID BY THE CURRENT OWNERS.



LOCATION

Gobowen enjoys village facilities including a convenience store, post office, public houses, primary school and main line railway. There is a good public bus service to Oswestry, all of which go to serve the villages day-to-day needs. The A5 trunk road is some one mile distant and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

PORCH

With light point, timber and uPVC double glazed door leading through to:

ENTRANCE HALLWAY

3'10" x 11'3" (1.19 x 3.44)

With emergency call system to main office, radiator, cloaks cupboard, bathroom and entrance hatch to the attic area.

LIVING/DINING ROOM

13'6" x 21'9" (4.13 x 6.64)

Light and airy room, heat exchange vents, radiator, door leading through to the Conservatory and electric fireplace.

Dining area with double glazed windows to the front elevation, radiator, heat exchange vent and archway into kitchen.

KITCHEN

7'0" x 7'10" (2.14 x 2.39)

Fitted kitchen with wall and base units and work surfaces over, sink with mixer tap and drainer, built-in oven and microwave, four ring electric hob with extractor hood over, double glazed window to the front elevation, heat exchange vent.

CONSERVATORY

9'4" x 8'9" (2.86 x 2.69)

With double glazed elevations and of timber construction on a brick base with a triple glazed polycarbonate roof, ceiling fan, doors leading out to Private Courtyard.

BEDROOM

12'11" x 12'11" (3.95 x 3.96)

With double glazed window to the rear elevation, heat exchange vent, telephone point, two built in wardrobes - one with access to water tank, with mirror, hanging and shelves.

BATHROOM

7'8" x 9'7" (2.35 x 2.94)

Four piece suite comprising low flush WC, pedestal wash hand basin, walk-in shower area with power shower, panelled bath with electrically operated bath chair, heat exchange vent, heated towel rail.

CLOAKROOM

1'10" x 2'8" (0.58 x 0.83)

WC and wash hand basin. Ceiling light and part tiled splash back.

EXTERNAL

Garden - The garden is situated to the rear of the property which is paved for ease of maintenance enjoying raised borders. The garden has walls for privacy with gate leading to the Parking Area.

Communal Gardens - Communal Gardens - There are communal gardens on the complex which can be enjoyed by all. These gardens are maintained by the Court's gardener.

Agent Note**TENURE**

We understand the tenure is Leasehold. Lease term is 100 years from April 1992. We would recommend this is verified during pre-contract enquiries.

Subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. Also subject to a monthly service charge of around £575.00 which involves 24 hour audio call for the medical and emergency assistance, refuse collection, building insurance, window cleaning, maintenance to the building and communal gardens and certain internal cleaning each week

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 22 Mbps. Mobile Service: Good outdoor and in-home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B . We would recommend this is confirmed during pre-contact enquiries.

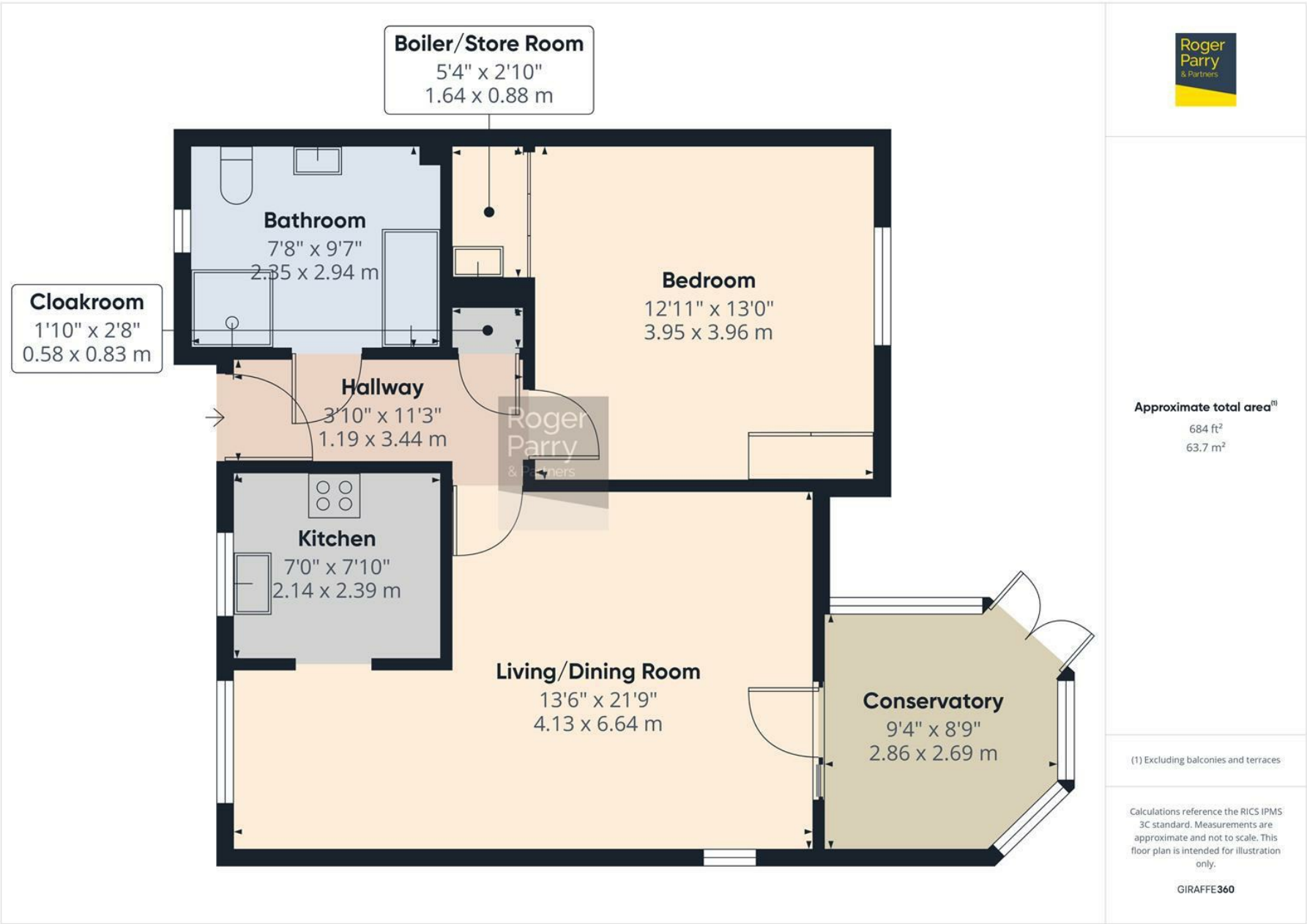
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire

Council Tax Band:

EPC Rating: F

Tenure: Leasehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334

**Roger
Parry**
& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.