

Roger Parry & Partners

Apartment 7, Holbache House Welsh Walls, Oswestry, SY11 1AW





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Offers In The Region Of £280,000

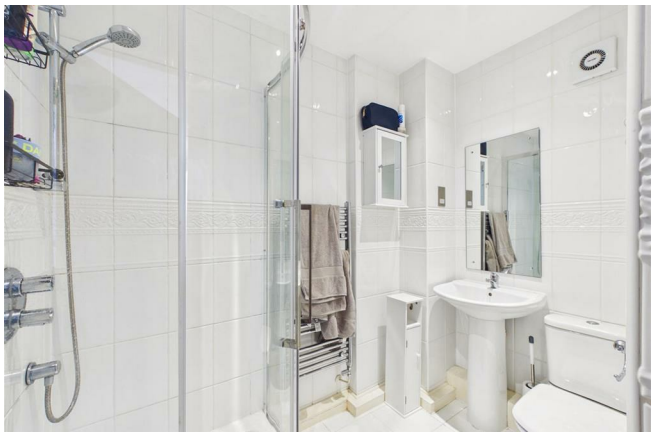
Apartment 7 is located within Holbache House, one of Oswestrys oldest buildings, and is situated opposite the entrance to Cae Glas Park in the heart of Oswestry. In brief the accommodation affords Entrance hall, living room, kitchen/diner, three bedrooms, bathroom and en-suite. Benefiting from gas central heating, video entry system for security, TWO allocated parking spaces and communal grounds.













LOCATION
This luxurious apartment occupies the entire second floor of Holbach House, enjoying a prime location directly opposite the entrance to Cae Glas Park. Ideally situated within walking distance of Oswestry town centre offering access to local amenities and good road connection for further commuting.

COMMUNAL ENTRANCE HALL
Front door leading into the communal entrance hall. Intercom system in the communal area, with a staircase leading to the second floor.

ENTRANCE HALL
Carpeted hallway with a roof light above, radiator, ceiling light, doors to access the rest of the accommodation.

LIVING ROOM
20'6 x 13'3 (6.25m x 4.04m)
The living room benefits from dual aspect with windows to the side with views of Cae Glas Park, feature fireplace, wall and ceiling lights and radiator.

KITCHEN/DINER
12'5 x 15'3 (3.78m x 4.65m)
The kitchen has a range of gloss fitted units with work surfaces over, inset sink with mixer tap and drainer, integrated oven with gas hob and extractor hood over and integrated dishwasher. Void for further appliances, tiled flooring, part tiled walls, double glazed window to the rear, radiator, wall mounted boiler and inset ceiling lights.

BEDROOM ONE
12'5 x 14'4 (3.78m x 4.37m)
Double room with a double glazed window to the front, ceiling light and radiator. Door into;

ENSUITE
4'7 x 7'5 (1.40m x 2.26m)
White suite comprising shower cubicle, WC and wash hand basin. Tiled floors and walls, heated towel rail, extractor fan and shaver point.

BEDROOM TWO
11'10 x 12'9 (3.61m x 3.89m)
Double room with window to the side, ceiling light and radiator.

BEDROOM THREE
10'11 x 10 (3.33m x 3.05m)
Double room with windows to the side, radiator and two wall lights.

BATHROOM
10'5 x 7'4 (3.18m x 2.24m)
The bathroom has a panelled bath, WC, shower cubicle, pedestal wash hand basin with white tiled walls and flooring. Inset ceiling lights, extractor fan, double glazed window, a heated towel rail and a wall mounted mirror.

Outside
Allocated Parking - Two allocated parking spaces.

Garden - Shared side garden with a pathway to the front door.

Agent Note
TENURE
We understand the tenure is Leasehold. We would recommend this is verified during pre-contract enquiries. we believe the lease to be on a term of 250 years dated from 2006. The vendor has informed us he has a monthly service charge of £124.56

SERVICES
We are advised that mains electric, Gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

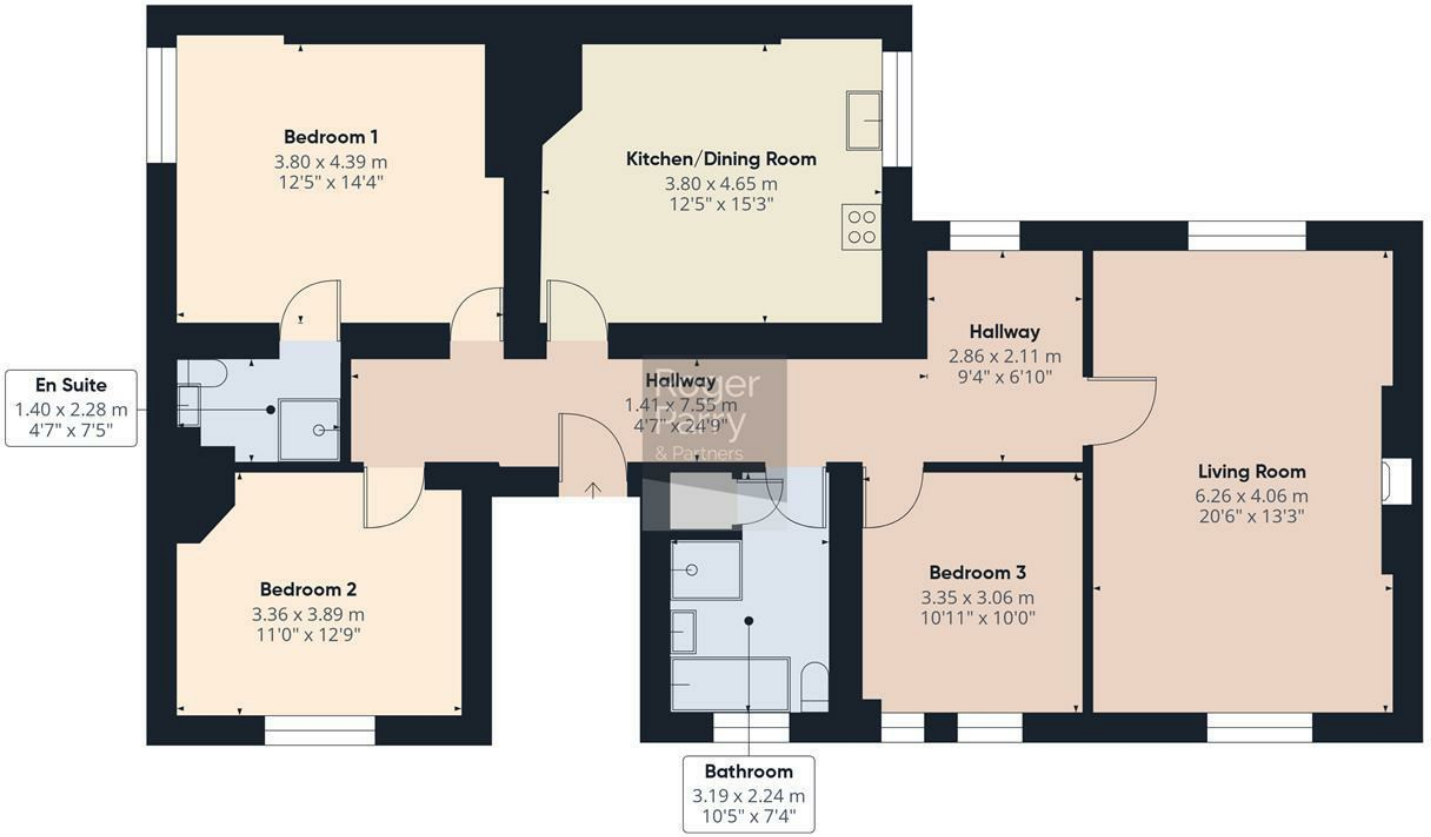
COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

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)



Approximate total area(1)

110.3 m²

1187 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: D
EPC Rating:
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.

Directions:

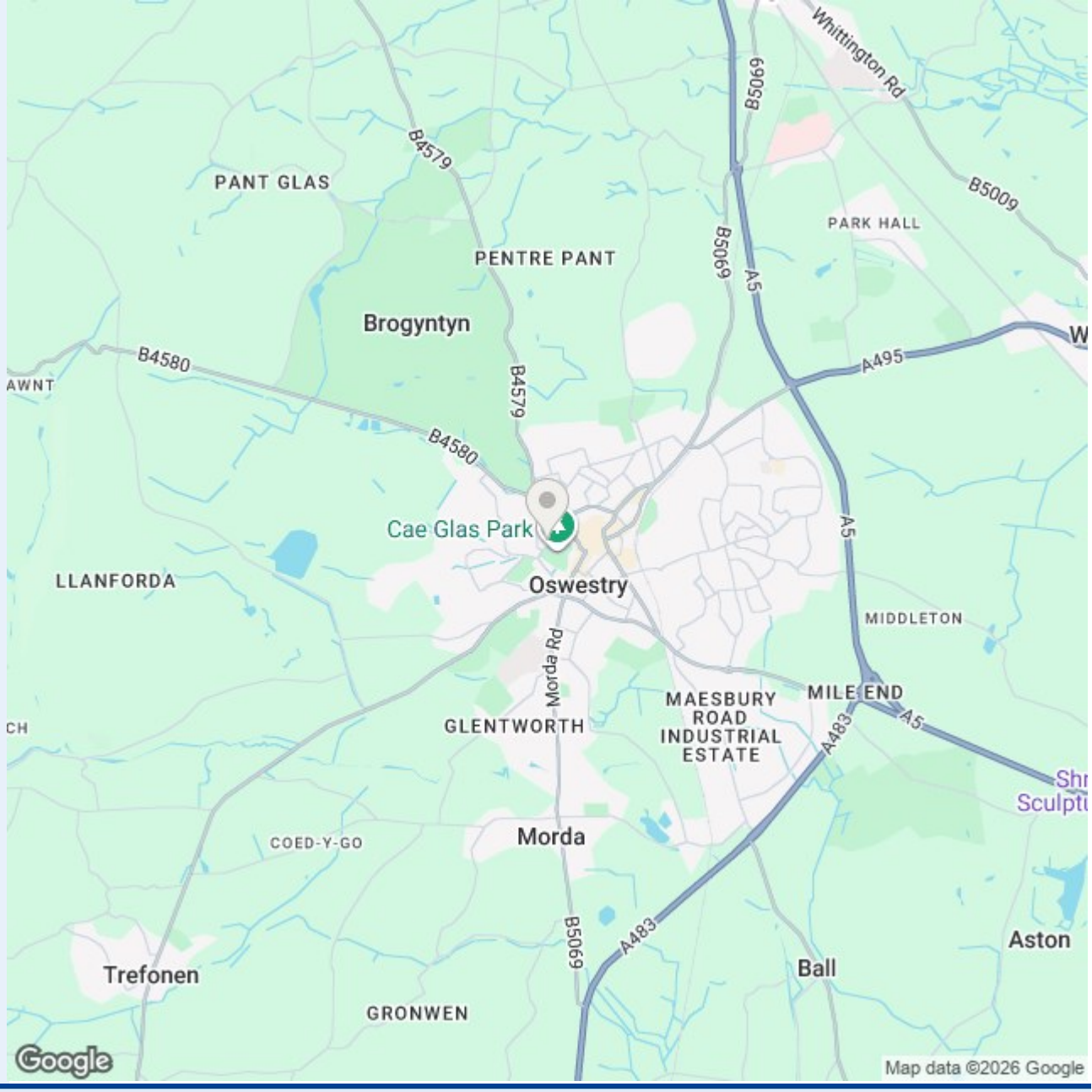
What3words: ///residual.thudded.chairing

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



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 t o 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 s hould 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 b een 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.