

Roger Parry & Partners

Apartment 3, Holbache Court, Holbache Road, Oswestry, SY11 1RY





Apartment 3, Holbache Court, Holbache Road, Oswestry, SY11 1RY
Asking Price £142,500

Holbache Court is a new development in the heart of Oswestry town centre, the site is rich in history and has played a big part in the border town over the years. The former school building and magistrates court features 10 generously assigned apartments.
Apartment 3 is 467.2 sqf and offers Entrance Hall with built in storage, open plan kitchen/living/dining area, bedroom with built in wardrobes and bathroom. Occupants will benefit from two assigned parking spaces, visitor parking, well maintained communal gardens, and gated access to the development.

Leasehold: 999 year lease
Peppercorn ground rent and £92.78 monthly management charge











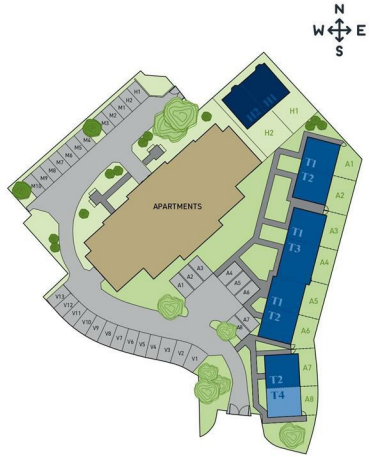
Site plan
Oswald Place

HOUSES 1-2
3 Bedroom
Semi-detached
with parking

TOWNHOUSE 1-3
3 Bedroom
Semi/terraced
with parking

TOWNHOUSE 4
2 Bedroom
Semi-detached
with parking

APARTMENTS
1-3 Bedroom
Main building
with parking



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Holbache Court is the marketing name for this development and may not be the designated postal address.

Location
Oswestry

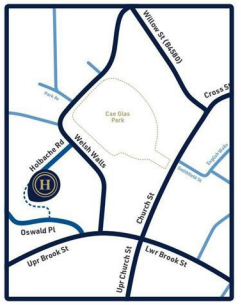
The development
The new development features modern, contemporary design while capturing the historical character of a site that has housed both a school and a magistrates court in the past.

With a range of properties that includes semi-detached houses, townhouses and ten apartments ranging from one to three bedrooms, Holbache Court has something to offer everybody. The development enjoys the privacy of gated access and boasts well-maintained garden areas along with sufficient parking for both residents and visitors.

Background
Holbache Court is situated in a prime location in the heart of Oswestry town centre. The gated location offers exceptional security and privacy whilst enjoying the convenience of a central location. Just beyond the gates, the thriving market town offers a superb range of local independent shops, supermarkets, schools and leisure facilities.

Escape
For those who wish to escape the busy city life, the town is surrounded by beautiful countryside with plenty to offer those who enjoy the outdoors, with world heritage sites and the Snowdonia National Park all within a short drive.

Surrounds
The area serves a range of good local schools and convenient rail connection just a couple of miles away in Gobowen. Thanks to its proximity to the A5 and A483, the location also boasts fantastic road connections. Both Wrexham and Shrewsbury are just half an hour away, whilst Birmingham, Liverpool and Manchester are all within a 90 minute drive.



DIRECTIONS
Leave the A5/A483 at Mile End Roundabout and follow the B4579 towards Oswestry. In about half a mile, at the traffic lights, take a slight left onto Victoria Road. At the crossroads, continue onto Lower Brook Street and look out for Oswald Place on the right. The turning into Holbache Court is just after North Shropshire Tyre Service.

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Holbache COURT

PRIMORIS HOMES LTD

DEVELOPMENT
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SURROUNDS
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DEVELOPMENT.
The former school building and magistrates court features 10 generously assigned apartments ranging from one to three bedrooms. Each of the unique apartments enjoys a spacious, contemporary kitchen/
dining room, with an additional living room available in selected properties. All have ample storage thanks to large cupboards, whilst a selection offer ensuite bedrooms in addition to the bathroom/shower room.

Most of the apartments also benefit from the convenience of an internal hall, whilst an attractive range of additional options such as an office, games/store room or snug are also featured depending on the
property. Occupants also benefit from assigned parking, visitor parking and gated access to the development

ACCOMMODATION
Entrance hall

Open plan kitchen/ living/dining area

Bedroom one

Bathroom

SPECIFICATION LIST
• NHBC 10 year warranty
• Worcester Bosch Energy Efficient Gas Central Heating
• Choice of kitchen - with integrated oven/hob, dishwasher and fridge/freezer
• Choice of ceramic floor tiles / vinyl to kitchens and bathrooms
• Downlighters in kitchen ceilings
• Carpet to floor areas not covered in ceramics
• Contemporary white bathrooms with chrome fittings
• En-suite bathrooms to most master bedrooms
• UPVC facias and soffits (new builds only)
• White panel internal doors with chrome ironmongery
• Two parking spaces per property within the gated development
• Electric gates and intercom access to all homes
• Fire Alarms
• BT Fibre broadband to all homes
• All gardens are turfed
• Access lift available in apartment building

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



General Services:

Local Authority: Shropshire County Council
Council Tax Band: New Build
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.

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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

Apartments 1-7

1-3 Bedrooms | Ground floor

Enjoy the unique experience of living in a building of historical interest with these spacious, modern apartments.

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.