







**Apartment 6, Holbach Court, Holbach Road, Oswestry, SY11 1RY**  
**Asking Price £249,950**

Holbach 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 6 is 856 sqf and offers Entrance hall, open plan kitchen/living/dining area, principle bedroom with dressing room and en-suite, bedroom two and bathroom. Occupants will benefit from assigned parking, visitor parking, well maintained communal gardens, and gated access to the development.

Leasehold: 999 year lease  
? Peppercorn ground rent and £143.48 monthly management charge







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.

## 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.

## 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](mailto:oswestry@rogerparry.net)

01691 655334



**Holbache**  
COURT

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 a 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.