



13 Regent Court, Oswestry, Shropshire,
SY11 2BU

**Bowen Son
and Watson**

Bowen Son and Watson are pleased to present a two bedroom first floor apartment in Regent Court. Regent court is a purpose built retirement complex with the centre of town of being close by. The apartment has dual aspect windows and a balcony offering views across the town together with the benefit of a Living/Dining Area, Kitchen, 2 Bedrooms (Master with En-Suite) and a separate Shower Room. The complex has Communal Lounges and Garden, Secure Car Parking, security system, lift to and guest accommodation. EPC Rating - C (71). Rent excludes the Tenancy Deposit and any other charges or fees which may be payable-upon request further information will be provided by Bowen Son and Watson.

Monthly Rental Of £300



13 Regent Court,
Shropshire, SY11 2BU

- 2 bedroom retirement apartment
- Living Room, Kitchen, En-suite and Bathroom
- Electric heating, uPVC D/G, and Parking
- EPC Rating - C (71)
- Further fee details are available from our office
- Rent excludes the deposit and other fees payable

Communal Areas

The apartment is accessed from a main hall with video security and coded access. The property has the use of a communal lounge area as well as garden areas, it also has the use of private off road gated secure parking to the rear of the complex.

Entrance Hall

With airing cupboard with ample storage, storage heater and doors leading to the bedroom, bathroom and lounge.

Living Room

Having a window to the front, coved ceiling, tv point, storage heater, entry phone system and feature fire surround with electric fire inset. Door to balcony.

Balcony area

A small seating area with tiled flooring and metal railings with views across the town.

Kitchen

Fitted with a range of base and wall units in light oak with work surfaces over, stainless steel one and a half bowl sink with mixer tap, built in oven and hob with extractor fan over, washing machine, built in fridge/freezer and microwave.

Bedroom 1

Having a window to the front, tv point, telephone point, coved ceiling, storage heater and built in wardrobes.

En-suite

Fitted bathroom suite comprising panelled bath, pedestal wash hand basin and low level flush WC. Fully tiled walls with fitted mirror, wall cupboard, extractor fan.

Bedroom 2

8' 10" x 6' 7" (2.69m x 2.01m)

Storage heater, fitted wardrobe window.

Shower Room

Fitted shower cubicle with electric shower, pedestal wash hand basin and low level flush WC. Extractor fan.



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 expressly 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.



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