



Shrewsbury Road, Oxton, CH43
£185,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Leasehold

Trinity Gardens is a popular development which sits within easy reach of Oxton Village, key bus routes, schooling, and further local amenities towards Claughton Village. This particular two bedroomed, two bathroomed top floor apartment comes with allocated parking, lift, and a charming leafy aspect from its prominent positioning.

Accessed from Shrewsbury Road, which connects Oxton to Claughton, and do note the bus stops within a few steps of the development, there are maintained communal gardens as well as allocated parking per apartment, and for visitors, too.

On then to Trinity Lodge, through the communal front door via the intercom system, and choose the stairs, or, indeed, the lift up to the second floor.

And what a lovely, spacious welcome - not one we normally expect from an apartment. So, a large inner hallway where you'll find a remarkably handy utility cupboard with plumbing for the washing machine and storage for sundries. Plus access to the loft - again not what we normally expect from an apartment, but we'll take nonetheless. And if this is not enough, we've got an extra cloaks cupboard, too.

Come on through to the main living room once you've stashed everything away!

Set to the corner of the building, we've some lovely leafy outlooks here from where we're perched, with a open living/dining room with plenty of space for the sofa and the dining table, there's then doorway through to the well equipped kitchen. You'll find plenty of worktop space here, cupboards, too, and integrated hob and oven - and another pleasant aspect through the window.

Bedroom quarters include a master with built in wardrobes and en suite shower room, as well as a second, generously sized double bedroom. Then there's the main bathroom - a fabulous space with huge mirror, huge shower and a superb tiled finish.

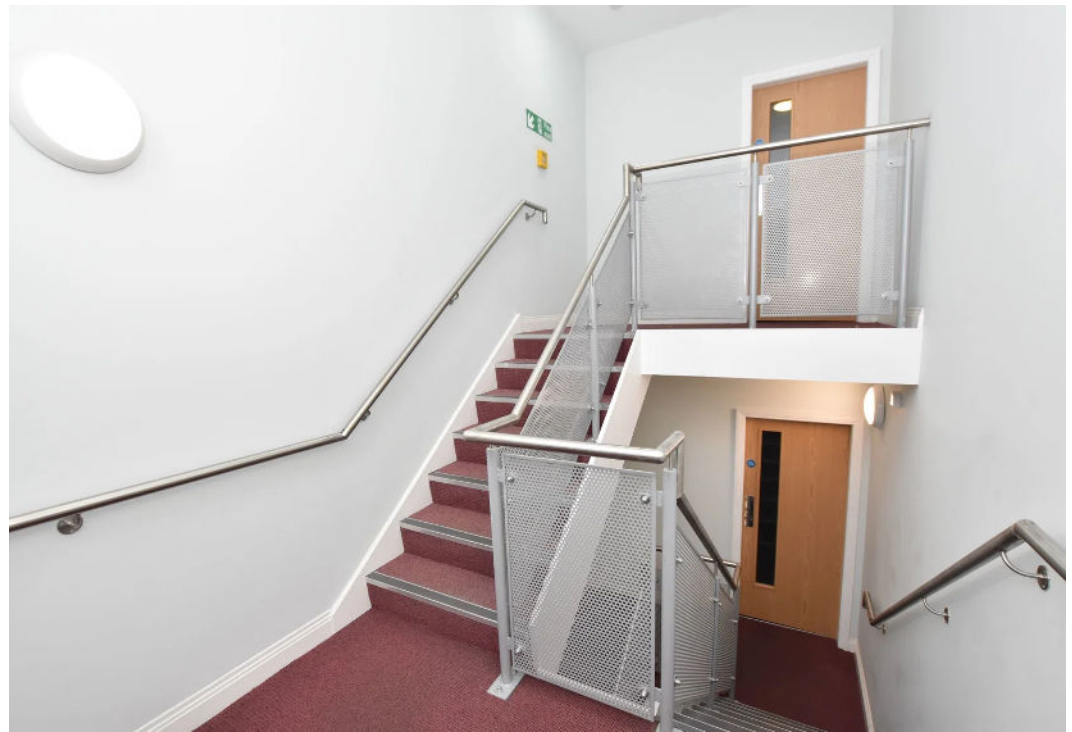




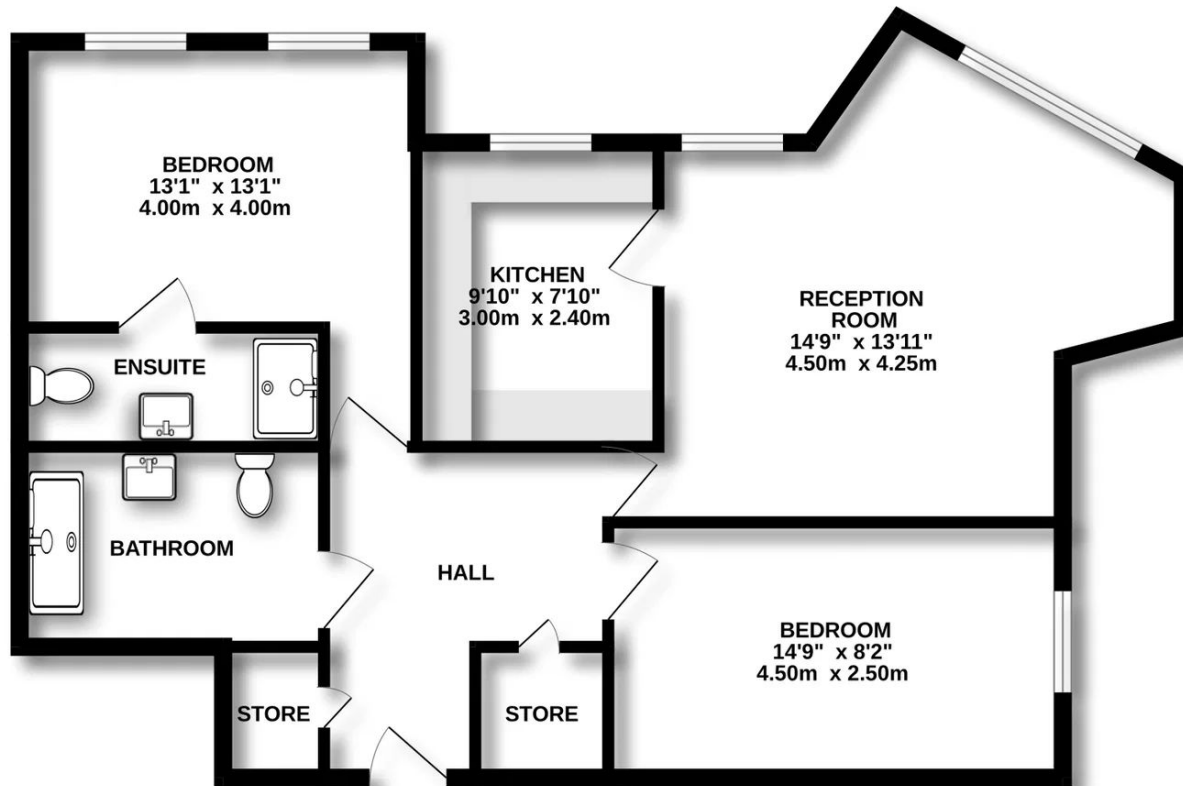
There is the remainder of a long **999 year** lease from 2007 - and we believe **service charges are currently approximately £1045.07 every six months**, which includes building insurance, maintenance for hallways, lift, electricity to communal areas, general maintenance to gardens. **A ground rent charge of £150 per year exists.** The Management Company is **HML PM Ltd 4 Princess St, Knutsford, Cheshire WA16 6DD**







TOP FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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