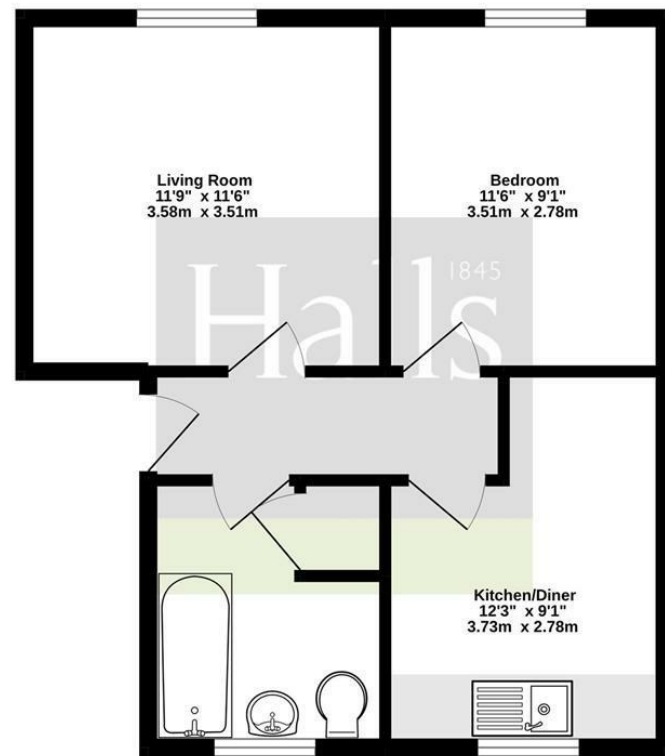


TO LET

Flat 3, Hamtone Apartments Willow Street, Ellesmere, SY12 0AL

Ground Floor
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.5 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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TO LET

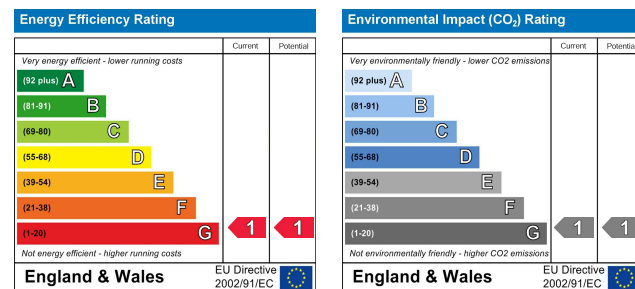
£450 Per Calendar Month

Flat 3, Hamtone Apartments Willow Street, Ellesmere, SY12 0AL

A conveniently located second floor apartment situated within the heart of the sought after, North Shropshire town of Ellesmere. Benefitting from recent redecoration and a new kitchen.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622 602

Ellesmere Lettings
Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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- Town Centre
- Surprisingly Spacious
- Close to Amenities
- Recently Installed Kitchen
- Recently Decorated
- Available Long Term

DESCRIPTION

Situated in the heart of Ellesmere and benefitting from close proximity to all local amenities, including supermarket, restaurants, and a range of independent shops, whilst also being well placed for access to the wider area and the larger towns of Oswestry and Shrewsbury.

The property benefits from recent redecoration and the installation of a new kitchen, now comprising a lounge, double bedroom, kitchen/diner, and bathroom.

The property has no dedicated parking, however, a number of public car parks are situated close by with annual permits available for purchase.

W3W
///rotation.rant.casino

LIVING ROOM
11'9" x 11'6" (3.58 x 3.51)

BEDROOM
11'6" x 9'1" (3.51 x 2.78)

KITCHEN/DINER
12'3" x 8'11" (max) (3.73 x 2.73 (max))

BATHROOM
7'8" x 8'8" (max) (2.35 x 2.65 (max))

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however longer term tenants are preferred.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is listed as a band A on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

