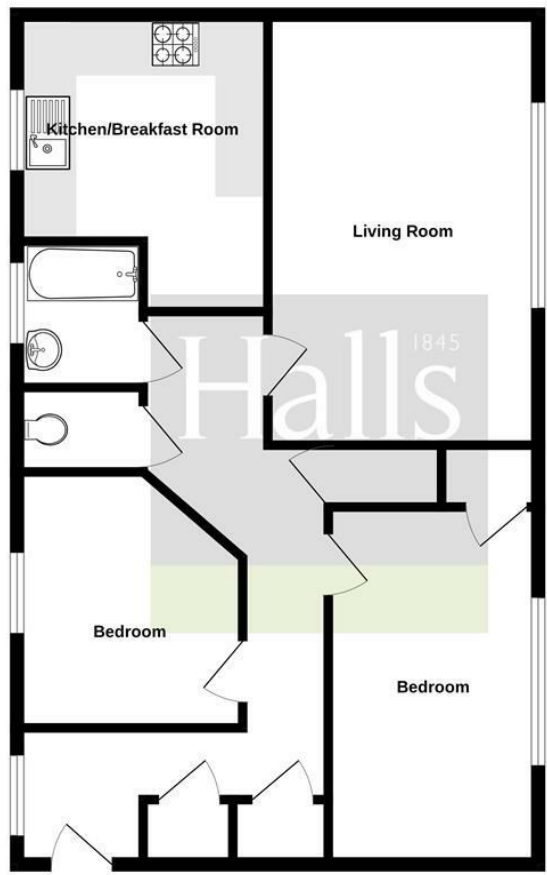


TO LET

10 Pendas Park, Penley, Wrexham, LL13 0NN



Ground Floor
818 sq.ft. (76.0 sq.m.) approx.



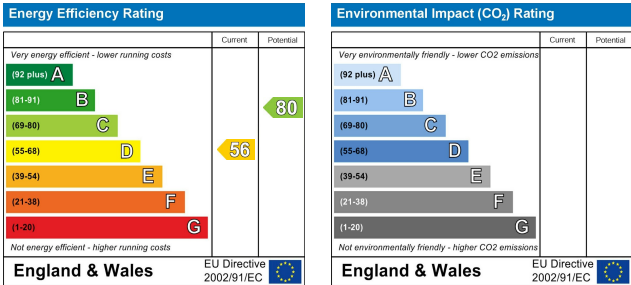
TO LET

£650 Per Calendar Month

10 Pendas Park, Penley, Wrexham, LL13 0NN

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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- First Floor Apartment
- Deceptively Spacious
- Well Presented
- Communal Courtyard
- Close to Amenities
- Village Location

DESCRIPTION

Pendas Park conveniently sits within the heart of the popular border-village of Penely, which boasts a range of day-to-day amenities, including two well-regarded schools, a convenience store, and village hall, whilst retaining a useful proximity to the lakeland town of Ellesmere, which enjoys a wider range of amenities, including supermarket, medical facilities, public houses, and a range of independent shops; with the county centre of Wrexham close at hand and providing a more comprehensive level of amenities, including cultural and artistic attractions.

The property occupies a first floor position within a purpose built block of apartments and provides a deceptively spacious level of well-presented living accommodation extending to around XXX sq ft and presently comprising an Entrance Hall, Kitchen, Living Room, two well-proportioned Bedrooms, Bathroom, Cloakroom, and various storage cupboards.

The property is complemented by access to a communal courtyard situated to the rear of the property, this being predominately laid to concrete and with a dedicated external storage shed. Ample off-street parking is situated close to the property.

THE ACCOMMODATION COMPRISES

- Entrance Hall:
- Kitchen/Breakfast Room:
- Living Room:
- Bedroom One:
- Bedroom Two:
- Bathroom:
- Cloakroom:

W3W

///accented.released.upholds

TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

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.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

SERVICES

The property is served by main water, drainage, and electrics.

VIEWINGS

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

