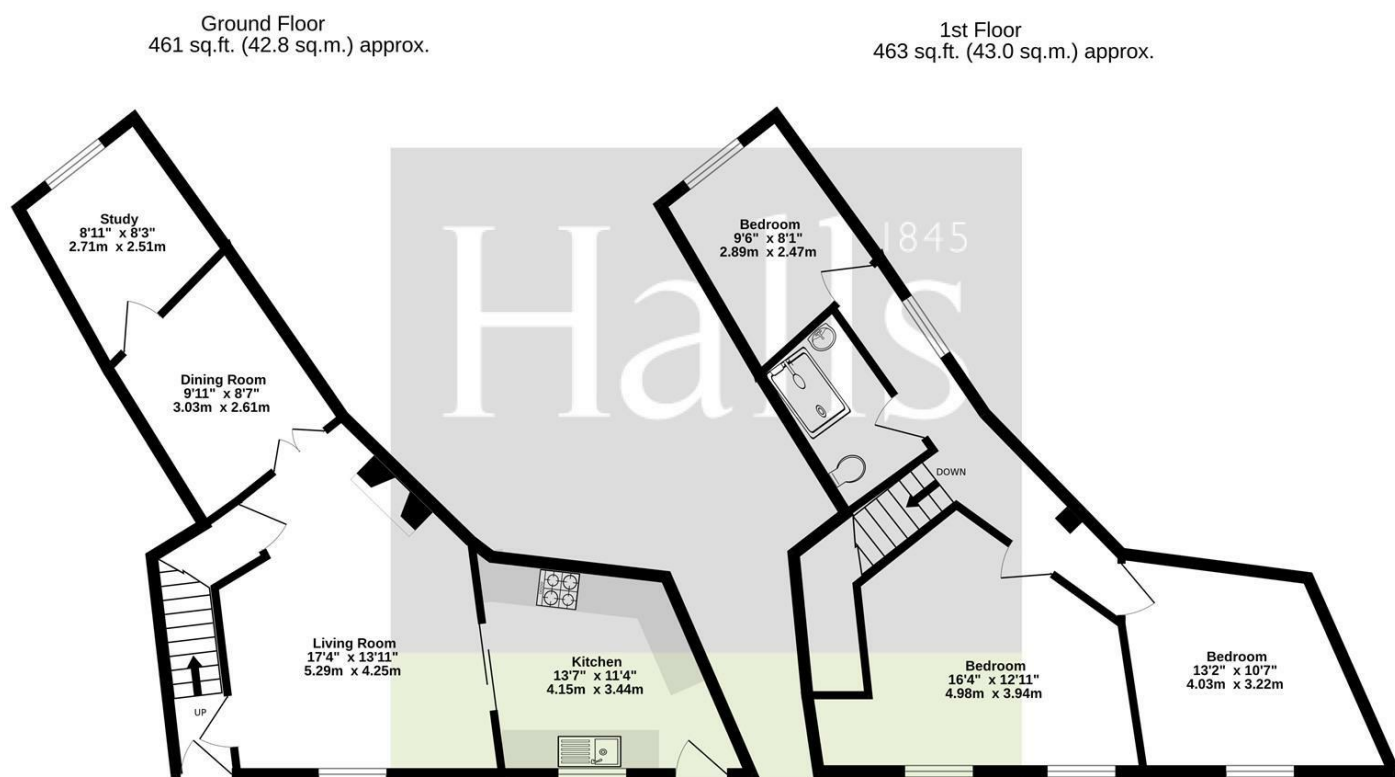
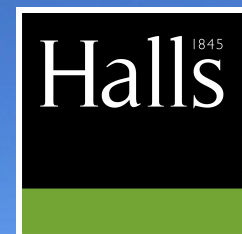


TO LET

1 The Maltings, Market Street, Ellesmere, SY12 0AN



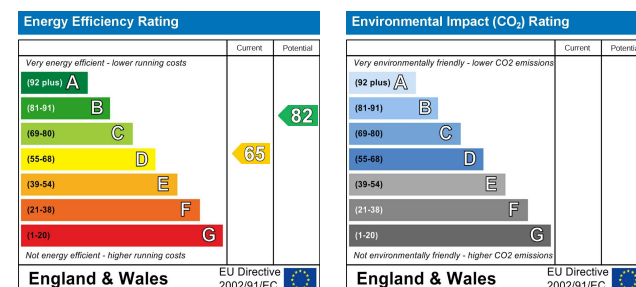
TO LET

£850 Per Calendar Month

1 The Maltings, Market Street, Ellesmere, SY12 0AN

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 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622602

Oswestry (8 miles), Whitchurch (12 miles), Wrexham (12 miles), Shrewsbury (17 miles)

All distances approximate.

- Characterful Property
- Barn Conversion
- Flexibly Arranged
- Available Long Term
- Allocated Parking Space
- Town Centre Location

DESCRIPTION

1 The Maltings occupies a private and yet particularly convenient location within the heart of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent Shops, as well an array of country walks around the canal network and the town's famous Mere. The nearby county centres of Wrexham and Shrewsbury lie to the north and south respectively, both providing a more comprehensive range of amenities of all kinds, including cultural and artistic attractions.

The property began life as a range of agricultural buildings but has been lovingly converted to now stands as a uniquely characterful property which provides over 850 sq ft of flexibly arranged living accommodation presented to a high standard and arranged across two versatile floors, these comprising, on the ground floor, a Kitchen, Living Room, Dining Room, and Study, together with three first floor Bedrooms and a Shower Room.

The property is approached over a traditional cobbled courtyard which offers allocated parking for one vehicle.

W3W

///lift.landscape.signified

THE ACCOMMODATION COMPRISES

- Ground Floor -

Kitchen: 4.15m x 3.44m (max)

Living Room: 5.29m x 4.25m (max)

Dining Room: 3.03m x 2.61m

Study: 2.71m x 2.51m

- First Floor -

Bedroom: 4.98m x 3.94m

Bedroom: 4.03m x 3.22m

Bedroom: 2.89m x 2.47m

Shower Room:

TERMS

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.

COUNCIL TAX

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

VIEWINGS

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

