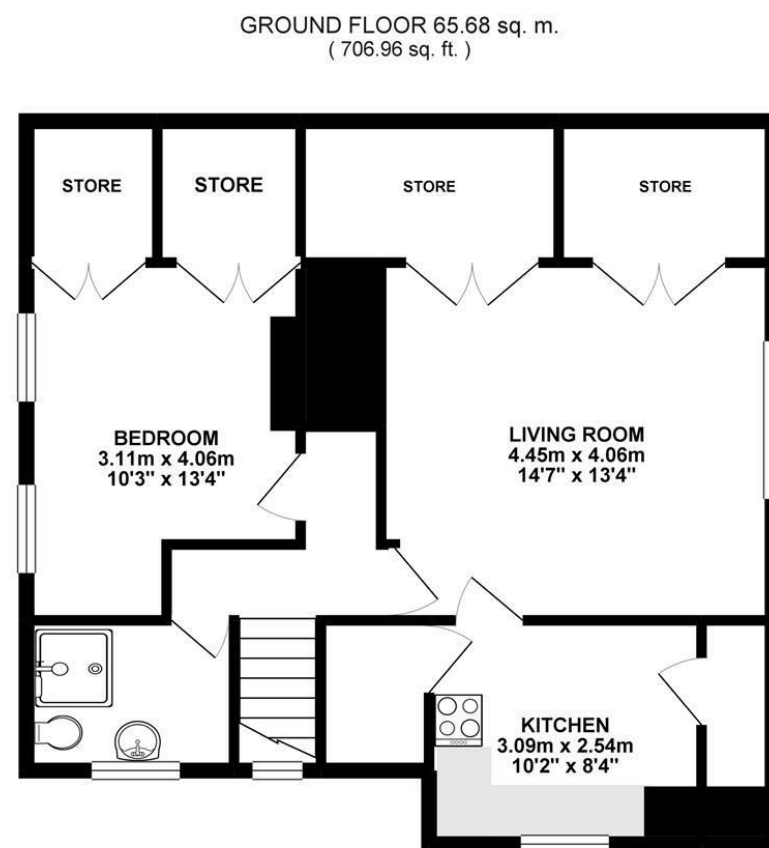


TO LET

Flat 3, 2 Wharf Road, Ellesmere, SY12 0EL



TOTAL FLOOR AREA: 65.68 sq. m. (706.96 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metropix (2022)



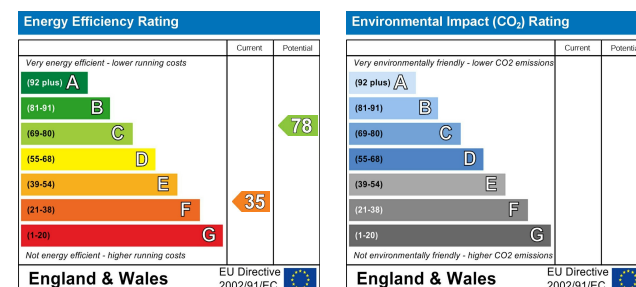
TO LET

£495 Per Calendar Month

Flat 3, 2 Wharf Road, Ellesmere, SY12 0EL

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.



A deceptively spacious one-bedroom second floor apartment benefitting from thoughtfully designed living accommodation and ample off-street parking, conveniently situated within easy reach of all amenities in the heart of Ellesmere.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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

All distances approximate.

- Spacious Apartment
- Double Bedroom
- Generous Storage
- Off-Street Parking
- Available Long Term
- Convenient Town Centre Location

DESCRIPTION

Flat 3, 2 Wharf Road is situated in a particularly convenient location within the heart of the popular lakeland town of Ellesmere, which boasts a range of day-to-day amenities, including Supermarket, Schools, Convenience Stores, Public Houses, and an array of independent shops, whilst retaining a convenient proximity to the larger towns of Oswestry and Whitchurch, both of which provide a wider range of facilities. The nearby county centres of Wrexham and Shrewsbury lie to the north and south respectively and feature a more comprehensive offering of amenities of all kinds, including transport links and cultural attractions.

The property is predominately positioned on the second floor and provides a deceptively spacious level of accommodation, which at present comprises a large Living/Dining Room, Kitchen, double Bedroom, and Shower Room, alongside more than ample storage.

The property is usefully complemented by ample off street parking, this accessed off Wharf Road.

THE ACCOMMODATION COMPRISES

Living/Dining Room: 4.45m x 4.06m

Kitchen: 3.09m x 2.54m

Bedroom: 3.11m x 4.06m (max)

Shower Room:

W3W

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TERMS

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

Unfortunately, we are not able to accommodate interest from applicants with pets.

SERVICES

The property is served by mains water, drainage, gas, and electric.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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

