



**30 Chancery Court,
Shropshire,
TF10 7GA**

£795 PCM

A second floor flat situated in a popular development close to the centre of Newport town with all its amenities.

The flat briefly comprises landing to entrance door leading into open plan kitchen/sitting room with Juliet balcony and views. The kitchen has appliances to include fridge/freezer, washing machine, cooker and hob. There is a double bedroom with en-suite shower room, second bedroom and bathroom. Outside secure parking through gated entrance.

Electric heating. Available immediately.

Rent: £795pcm

Deposit: £917.30 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: C (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: B (Telford and Wrekin Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Electric heating.

Broadband: Up to 80mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 None, Three None, Vodafone Limited

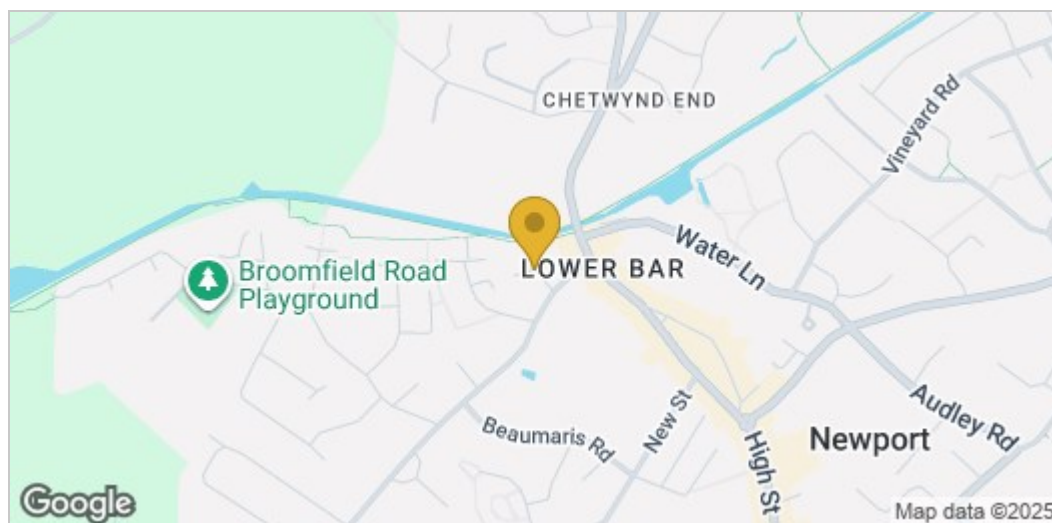
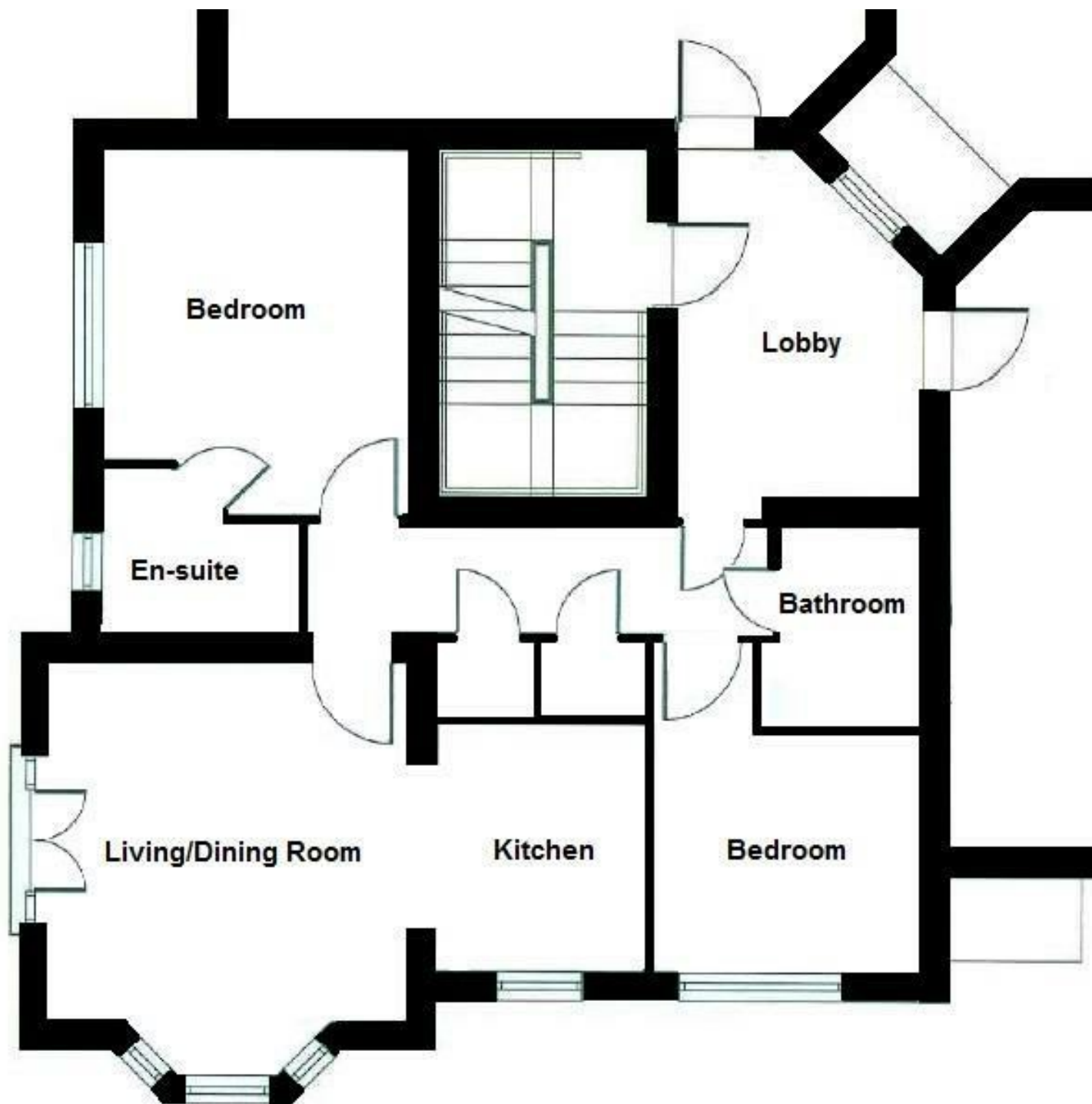
Mobile Signal/Coverage Outdoors: EE Good, O2 Variable, Three Variable, Vodafone Good

Parking: Gated communal car park - 1 space

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		EU Directive 2002/91/EC

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.