



The Flat

40 Salop Road Oswestry Shropshire

Monthly Rental Of £495

AVAILABLE NOW. Spacious one bedroom first floor apartment. Accommodation; Entrance hall/ Stairwell, Living room, Bedroom, Kitchen, Shower Room. ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent EXCLUDES utilities and council tax. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property. Pets are not considered unless otherwise stated.



The Flat, 40 Salop Road, Oswestry, Shropshire, SY11 2NU



Accommodation includes:
 Entrance Hall/ Stairs
 'L' Shape Living Room 19' 6" x 10' 2" (5.95m x 3.11m)
 Bedroom 12' 0" x 8' 10" (3.67m x 2.70m)
 Kitchen 6' 8" x 5' 5" (2.03m x 1.64m)
 Shower Room 6' 9" x 2' 11" (2.06m x 0.9m)

Council Tax Band A

Monthly Rental Of £495
 per calendar month

Deposit - £571.00
 5 weeks rent

Minimum Term of 12 months

First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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Energy performance certificate (EPC)

The Flat 40 Salop Road OSWESTRY SY11 2NU	Energy rating E	Valid until 30 June 2028
		Certificate number 8358 7238 3338 1738 2872
Property type Total floor area	Top-floor flat 24 square metres	

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/consultations/energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/government/consultations/energy-efficiency-standards-for-rental-properties>).

Energy rating and score
 This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60.

FLOOR PLANS FOR GUIDANCE ONLY