



1 St Johns Hill Apartments **St. Johns Hill Shrewsbury Shropshire** **Monthly Rental Of £1,200**

AVAILABLE NOW. *RENT INCS HEATING & HOT WATER* A spacious 2 bedroom ground floor town centre apartment. Accommodation includes; Entrance Hall, Large Open Plan Living Room/ Kitchen/ Dining Room, 2 Bedrooms, En-Suite, Bathroom. **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.



1 St Johns Hill Apartments, St. Johns Hill, Shrewsbury, Shropshire, SY1 1JQ



Accommodation includes:

Entrance Hall 11' 3" x 8' 5" (3.43m x 2.56m)

Kitchen/ Dining Room/ Living Room 21' 7" x 17' 2" (6.57m x 5.23m)

Bedroom 1 14' 5" x 8' 5" (4.39m x 2.56m)

En-Suite 6' 8" x 6' 2" (2.03m x 1.88m)

Bedroom 2 9' 9" x 8' 5" (2.97m x 2.56m)

Bathroom 6' 8" x 5' 7" (2.03m x 1.70m)

Council Tax Band B

Monthly Rental Of £1,200 per calendar month

Deposit - 5 weeks rent

Minimum Term of 12 months



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. This 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 PlanIt.

| Energy performance certificate (EPC) | | | |
|--|--|---|------------------------------|
| Energy rating | Valid until | 11 May 2036 | |
| C | 1 St Johns Hill Apartments 38 St. Johns Hill Shrewsbury SY1 1JQ | Current number | 4024 1928-4208-0961- 7282 |
| Property type | Ground-floor flat | | |
| Total floor area | 55 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 here . | | | |
| Energy rating and score | | The graph shows this property's current and potential energy rating. | |
| This property's energy rating is C. It has the potential to be C. | | 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. | |
| See how to improve this property's energy efficiency . | | For properties in England and Wales: the average energy rating is D. the average energy score is 50 | |
| Score | Energy rating | Current | Potential |
| 91-100 | A | | |
| 81-90 | B | | |
| 71-80 | C | C | |
| 61-70 | D | | |
| 51-60 | E | | |
| 41-50 | F | | |
| 31-40 | G | | |

FLOOR PLANS FOR GUIDANCE ONLY