



**9C Ellesmere Road  
Greenfields Shrewsbury Shropshire**

**Monthly Rental Of £525**

**AVAILABLE NOW. A newly renovated one bedroom second floor apartment. Accommodation comprises; Ent Hall & Stairs, Open Plan Kitchen/ Living Room, Shower Room, Bedroom. Gas Central Heating. Allocated Parking**

**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 and Pets are not considered unless otherwise stated.**

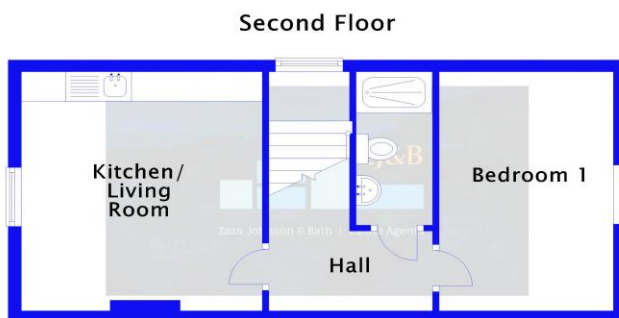


**9C Ellesmere Road, Greenfields, Shrewsbury, Shropshire, SY1 2PT**



Accommodation includes:  
 Entrance Hallway  
 Open Plan Kitchen/Living Room 13' 3" x 11' 11" (4.05m x 3.64m)  
 Shower Room 8' 6" x 3' 10" (2.6m x 1.16m)  
 Bedroom 1 13' 4" x 8' 8" (4.06m x 2.64m)

Council Tax Band A  
 Monthly Rental Of £525 per calendar month  
 Deposit - £605.00  
 5 weeks rent  
 Minimum Term of 12 months



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.

9c Ellesmere Road

**FLOOR PLANS FOR GUIDANCE ONLY**

Energy performance certificate (EPC)

9c Ellesmere Road Shrewsbury SY1 2PT	Energy rating <b>C</b>	Valid until 31 September 2021
		Certificate number 2024-2029-2011-3462-9209

Property type: Top-floor flat  
 Total floor area: 36 square metres

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A to E.

**Energy rating and score**  
 This property's energy rating is C. It has the potential to be C.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60.