



## **B5 The Court, St. Marys Place Shrewsbury Shropshire SY1 1DY**

### **Monthly Rental Of £1,200**

**AVAILABLE NOW.** A stunning and rare find, this two bedroom town centre second floor (with lift access) apartment comprises; Entrance hallway, Spacious living room with access to Balcony with magnificent views across the river and town. Kitchen, Dining area, Shower room, Two good sized bedrooms. GCH, Communal Gardens. 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.



# B5 The Court, St. Marys Place, Shrewsbury, Shropshire, SY1 1DY



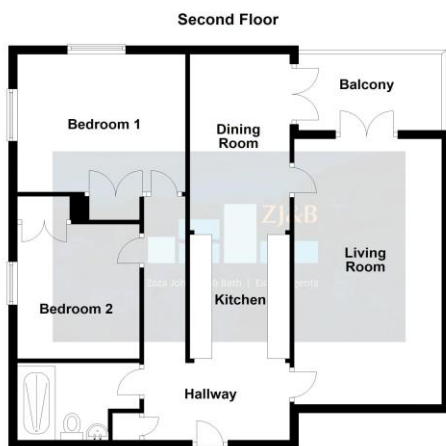
Accommodation includes:  
 Entrance Hallway  
 Living Room 20' 3" x 10' 10" (6.17m x 3.31m)  
 Balcony  
 Dining Room 13' 5" x 7' 4" (4.1m x 2.24m)  
 Kitchen 9' 5" x 7' 4" (2.88m x 2.24m)  
 Shower Room 11' 10" x 5' 10" (3.61m x 1.79m)  
 Bedroom 2 10' 5" x 9' 1" (3.18m x 2.76m)  
 Bedroom 1 12' 3" x 10' 6" (3.73m x 3.19m)

Council Tax Band D

Monthly Rental Of £1,200 per calendar month

Deposit - £1,384.00  
 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.

B5 The Court

1503224\_17.01 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
File B5 The Court 25, Marys Place SHREWSBURY SY1 1DY	Energy rating <b>C</b>	Valid until 30 May 2028
Certificate number 3448-688-7348-7748-1234		
Property type Mid-floor flat	Total floor area 81 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions">https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions</a>		
<b>Energy rating and score</b>		
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.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

https://find-energy-certificates.service.gov.uk/energy-certificates/3448-688-7348-7748-1234/print/mv

FLOOR PLANS FOR GUIDANCE ONLY