



10 Coton Manor Berwick Road Shrewsbury Shropshire

Monthly Rental Of £750

AVAILABLE NOW. A spacious two bedroom 3rd floor apartment. Accommodation includes: Hall, large Living Room, Attractive Fitted Kitchen, 2 Double Bedrooms, Contemporary Fitted Bathroom, Double Glazing, Beautiful landscaped Residents Gardens, Residents 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.



10 Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LT



Accommodation includes:

Entrance Hallway

Living Room 15' 8" x 10' 10" (4.78m x 3.3m)

Kitchen 13' 5" x 6' 6" (4.1m x 1.98m)

Bedroom 1 12' 0" x 11' 5" (3.67m x 3.48m)

Bedroom 2 12' 2" x 9' 9" (3.71m x 2.97m)

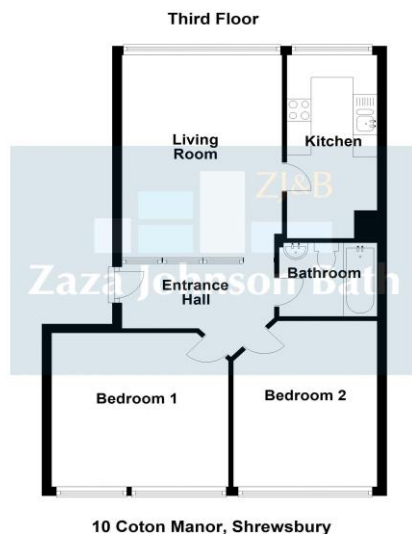
Bathroom 6' 7" x 5' 5" (2.01m x 1.66m)

Council Tax Band A

Monthly Rental Of £750
per calendar month

Deposit - £865.00
5 weeks rent

Minimum Term of 12 months



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
10 Coton Manor Berwick Road Shrewsbury SY1 2LT	Energy rating D	Valid until 1 November 2021
Property type Mid-floor flat		Certificate number 2766-4112-8222-8026-1083
Total floor area 43 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/guidance/landlords-on-the-requirements-and-exemptions		
Energy rating and score		
This property's energy rating is D. 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		

FLOOR PLANS FOR GUIDANCE ONLY