



## 2a Peacock Passage High Street Shrewsbury Shropshire SY1 1SX

**Monthly Rental Of £650**

**Available from January 2022, this 1 bedroom first floor apartment convenient Town centre location, offering Electric Heating, Living Room, Bedroom and 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.



2a Peacock Passage, High Street, Shrewsbury, Shropshire, SY1 1SX

L Shaped Entrance Hall  
Living Room/Kitchen 17' 0" x 10' 10" (5.18m x 3.30m)  
Bedroom 9' 5" x 8' 1" (2.87m x 2.46m)  
Shower Room



2a Peacock Passage, Shrewsbury

FLOOR PLAN FOR GUIDANCE ONLY

09/12/2021, 09:36

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

### Energy performance certificate (EPC)

2a, Peacock Passage High Street Shrewsbury SY1 1SX	Energy rating <b>D</b>	Valid until 14 June 2029 Certificate number 6759-2854-4159-0291-4741
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Property type  
Mid-floor flat

Total floor area  
35 square metres

Rules on letting this property  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/100000/landlord-guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/landlord-guidance.pdf))

Energy efficiency rating for this property  
This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy performance.](#)

<https://www.energy-certificates.service.gov.uk/energy-certificates/6759-2854-4159-0291-4741>

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