



11A St. Johns Hill Shrewsbury Shropshire SY1 1JJ

Monthly Rental Of £795

Available from mid September this charming, unique 1 bedroom town house with parking.

Offering comfortable accommodation throughout including a sun terrace from the first floor bedroom, kitchen with electric cooker, fridge available on tenants responsibility, living room, bathroom, not suitable for pets. **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.



11A St. Johns Hill, Shrewsbury, Shropshire, SY1 1JJ



Accommodation includes:

Hall/Utility

Cloakroom/WC

Kitchen/Dining Room 11' 8" x 10' 6" (3.55m x 3.20m)

Living Room 8387' 3" x 5' 10" (2554.49m x 1.78m) plus 6' 3" x 5' 10" (1.90m x 1.78m)

Bathroom

Bedroom 21' 1" x 10' 6" (6.42m x 3.20m) min

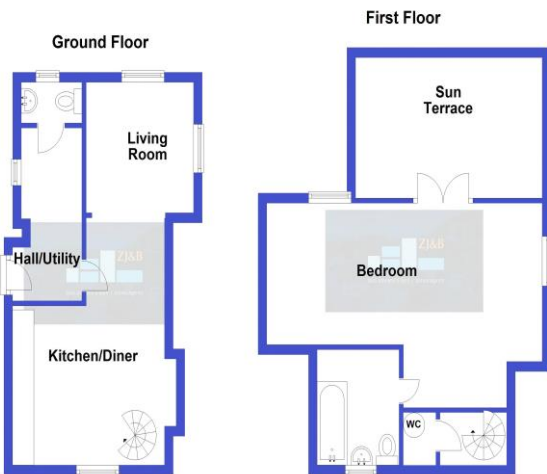
Sun Terrace 14' 4" x 9' 3" (4.37m x 2.82m)

Council Tax Band C

Monthly Rental Of £795 per calendar month

Deposit (5 Weeks Rent) £923.07

Minimum Term of 12 months



Energy performance certificate (EPC)

11a St. Johns Hill Shrewsbury SY1 1JJ	Energy rating E	Valid until 13 June 2032 Certificate Number: 8140-2987-0087-2392-8093
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Property type
Mid-terrace house

Total floor area
65 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](https://www.gov.uk/government/consultations/energy-rating-guidance-for-landlords) and [guidance for tenants](https://www.gov.uk/government/consultations/energy-rating-guidance-for-tenants) on the regulations.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

FLOOR PLANS FOR GUIDANCE ONLY