

TO LET

Apartment 2-4 Upper Brook Street, Oswestry, SY11 2TB



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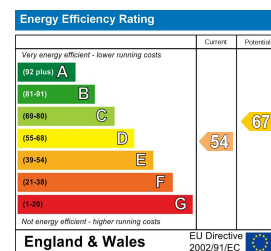
£675 Per Calendar Month

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-located two-bedroom apartment, just a short walk from Oswestry Town Centre, the local church, and various amenities. The property is available immediately and benefits from gas-fired central heating.



01691 670 320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@hallsgb.com



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2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Gas Central Heating
- EPC E
- Town Location
- 2 Double Bedrooms
- Water and Electric included
- Viewing Recommended

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

ENTRANCE

Entrance to the property, proceed towards the traffic lights going up Upper Brook Street and through the black metal gates.

ENTRANCE HALLWAY

With entrance door to the alleyway to Church Street and access through to;

RECEPTION HALL

With access to Bedrooms, Bathroom, Kitchen and Living Quarters.

LOUNGE

With two sash windows to the front elevation.

KITCHEN DINING ROOM

With base and wall units, sink unit, space for appliances (appliances supplied can be used by the tenant but will not be replaced if they fault), window to the rear elevation, space for table, fitted cupboard.

BEDROOM ONE

With exposed roof truss, two windows to the front elevation.

BEDROOM TWO

With window to the rear elevation.

BATHROOM

Comprising a three piece suite with shower above the bath.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band 'A' on the Shropshire Council Register.

DPS Deposit

£750 to be placed in the Deposit protection Service.

AGENTS NOTES

Photos were taken prior tenancy.

The electricity and water is sub metered and the landlord will invoice the prospective tenant approximately £75.00 per month to cover the cost. All other utilities and council tax will be payable direct to the respective companies.