



TO LET

£625 Per Calendar Month

21 Beech Avenue, Whitchurch, SY13 1UE

A spacious one bedroom flat situated in a popular residential area of Whitchurch with generous off road parking for 2 cars. The accommodation comprises:- Entrance hall with staircase leading to a landing area with a kitchen, living room, double bedroom and bathroom off. The property benefits from having a modern fitted kitchen, off road parking for several cars and small front and side garden.



- Spacious First Floor Flat
- One Double Bedroom
- Recently Refurbished Kitchen
- Off Road Parking
- Small Outside Area
- EPC Band C



1 Reception Room/s



1 Bedroom/s



1 Bath/ shower room/s

Living Room 16'00" x 8'09" (4.88m x 2.67m)

Generous living room, having feature fireplace, window to rear elevation and radiator.

Bedroom 12'09" x 8'09" (3.89m x 2.67m)

Having window to front elevation and radiator.

Bathroom 7'11" x 6'04" (2.41m x 1.93m)

Modern white suite comprising panel bath with shower over, low level WC, wash hand basin, window to front elevation, extractor fan, radiator and wood effect lino flooring.

Door into cupboard housing immersion heater.

Externally

To the front of the property there is a driveway providing parking for up to three cars, small lawned area to the front and small lawned area to the side with tiled path for bins.

Services

The property has mains gas, electricity and water.

Council Tax

The property is in Band A on the Shropshire Council Register.

Tenancy Conditions

Rent £650 pcm

Deposit equivalent to 5 weeks rent - £750

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis

Sorry no smokers or pets permitted

Directions

From Halls office turn into Mill Street, At the junction with Highgate, turn left then take the first right into Alkington Road. Proceed until reaching the left turn into Beech Avenue. Follow the road round and the property is situated on the left hand side.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW
Telephone 01948 663230.

Location

The property is located within half a mile of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket and rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Accommodation Comprises:-

Accommodation is to the first floor, comprising; entrance hall, kitchen, living room, bathroom and bedroom.

Entrance Hall

Entrance hall having stairs leading to first floor.

Kitchen 11'04" x 6'05" (3.45m x 1.96m)

Recently newly fitted kitchen comprising grey fronted cupboard doors and drawers, stainless steel sink with swan neck tap, wood effect work tops and tiled splash back. Window to rear elevation, wall mounted Potterton gas boiler, space for electric or gas oven, fridge/ freezer, washing machine and dryer, newly fitted extractor fan and wood effect lino flooring.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

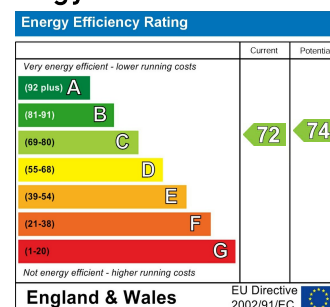
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings



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