

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £450

Flat 3 The Guinevere, The Cross, Oswestry, Shropshire,  
SY11 1AA

 1 Bedroom

 1 Bathroom

## Flat 3 The Guinevere, The Cross, Oswestry, Shropshire, SY11 1AA



### Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

[bowen.uk.com](http://bowen.uk.com)

### General Remarks

Spacious second floor flat

Situated within Oswestry Town Centre

Living Room, Kitchen, Bedroom, Bathroom, Attic space

Gas central heating and part double glazing

Holding deposit of £103.00

Deposit of £519.00

### Accommodation

**Entrance Hallway:** Built in shelves and telephone point. Access to the carpeted attic space.

**Living Room:** 16' 1" x 12' 2" (4.90m x 3.71m) Brick feature wall, sliding glazed doors, radiator and TV aerial.

**Kitchen:** 9' 6" x 6' 2" (2.89m x 1.88m) Base and wall units, breakfast bar, stainless steel sink and drainer, window to the side, wall mounted boiler, electric oven and hob and a radiator.

**Bedroom:** 16' 0" x 9' 8" (4.87m x 2.94m) Carpeted room with a double glazed window and a radiator.

**Bathroom:** 10' 9" x 5' 9" (3.27m x 1.75m) White suite comprising: pedestal wash hand basin, WC and a bath. Radiator, part tiled walls and a single glazed window.

**Attic Storage Space:** 18' 5" x 10' 4" (5.61m x 3.15m) Retractable ladder leads to the storage space in the attic. This useful space is carpeted with a radiator, single glazed window, built in cupboard and recessed area.

**Viewing Information:** To arrange a viewing, please contact the agent's Oswestry office.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Holding Deposit:** Holding Deposit of £103.00

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Deposit:** Deposit of £519.00

**EPC Rating:** EPC Rating 'E'(46)

**Council Tax Band:** Council Tax Band 'A'

**Tenure:** We are informed that the property is freehold.

**Connected Persons:** The landlords of this property are connected to Bowen.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

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