

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £600.00

High Street, Whitchurch, SY13 1BB

🛏 1 Bedroom

🚿 1 Bathroom

# 56B High Street, Whitchurch, SY13 1BB



## General Remarks

One bedroom flat

Within the market town of Whitchurch

Walking distance of local amenities

Open Plan Living/Kitchen, Bedroom, Shower room,  
UPVC glazing

**Location:** The property enjoys a convenient location in the town of Whitchurch, within walking distance of local retail shops and amenities as well as larger supermarket stores. Whitchurch is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester.

## Communal Entrance:

### Entrance Hall:

**Open Plan Living/Kitchen:** 16' 5" x 10' 8" (5m x 3.26m)

Tile effect vinyl flooring. Range of matching wall cupboard and base units with workWall mounted electric heater.

**Bedroom:** 9' 3" x 6' 2" (2.82m x 1.88m)

**Shower Room:** Shower cubicle, toilet and wash hand basin

**EPC Rating 63|D Council Tax Band 'A':**

**Holding Deposit £138.00:**

**Deposit £692.00:**

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

**Directions:** The property can be identified by the agents to let board on High Street.

**Viewings and Further Information:** For further information or to arrange a viewing please contact the Ellesmere office on (01691) 622534.

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.

## 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)

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.