

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £450.00

Flat D, 4 Victoria Street, Ellesmere, Shropshire,  
SY12 0AB

 1 Bedroom

 1 Bathroom

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## 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

Within walking distance of town centre & local amenities  
Sorry No Pets

### Main Entrance Door into Communal Entrance:

**Entrance Door into Entrance Hallway:** Radiator, stairs to second floor living area. **Second Floor Landing:** Carpeted floor covering, intercom telephone. Airing Cupboard with slatted shelving.

**Living Room:** Carpeted floor covering, radiator. Store cupboard with shelving.

**Kitchen:** Vinyl floor covering, matching wall and base units with work top surface above. Stainless steel sink and drainer, freestanding 'Beko' electric oven with 4-ring hob above.

**Bedroom:** Two store cupboards with hanging rails and shelving, radiator.

**Bathroom:** Vinyl floor covering, low level w.c., pedestal wash hand basin with tiled splash, panel bath with mixer tap and shower off, part tiled walls, radiator, extractor fan, 'Velux' sky light.

**Directions:** From the town centre proceed along Scotland Street to the roundabout, turn right onto Victoria Street and after a short distance 4 Victoria Street can be identified on the left-hand side.

**EPC Rating 71|C Council Tax Band 'A':**

**Holding Deposit £103.00 Deposit £519.00:**

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

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

**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.

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.





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

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