

**BOWEN**

PROPERTY SINCE 1862

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Monthly Rental Of £475.00

Flat 4, Pearl Yard, 36 Green End, Whitchurch SY13  
1AA

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 1 Bedrooms

 1 Bathroom

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## General Remarks

One bedroom first floor flat

Within the market town of Whitchurch

Walking distance of local amenities

Open Plan Living/Kitchen, Bedroom, Bathroom

## Description

**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 Door:

**Open Plan Living Room/Kitchen:** Range of fitted base units with matching wall cupboards and work top surface above, stainless steel sink unit and drainer, built-in electric with 4 ring halogen hob above, partly tiled walls. Wall mounted electric heater.

**Bedroom:** Wall mounted electric wall heater.

**Shower Room:** Tiled shower cubicle with electric shower, pedestal wash hand basin, low level flush w.c.,

**EPC Rating 78|C Council Tax Band 'A':**

**Holding deposit - £109.00: Deposit - £548.00:**

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

**Viewings and further information:** For further information or to arrange a viewing please contact the sole agent's 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.

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.