

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £750

1 Foxes Court, 34 Green End, Whitchurch, SY13 1FB

🛏 2 Bedrooms

🚿 2 Bathrooms

1 Foxes Court, 34 Green End, Whitchurch, SY13 1FB



General Remarks

Two-bedroom apartment with roof terrace

Within walking distance of town centre & amenities

Allocated parking space

Ent. Hall, Open plan kitchen/living area, utility, 2 beds, 2 bathrooms

Holding Deposit £173.00 Deposit £865.00

Council Tax Band 'A' EPC Rating 67/C

Location: The property enjoys a convenient location in the North Shropshire market town of Whitchurch, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Whitchurch is ideally situated for access to the larger towns of Wrexham, Shrewsbury, Telford as well as the City of Chester. The nearby A49 gives access links to the motorway network beyond and the railway station has direct links to Crewe, Chester, Manchester Piccadilly, and Birmingham New Street.



Accommodation

Entrance Door into Entrance Hallway: radiator.

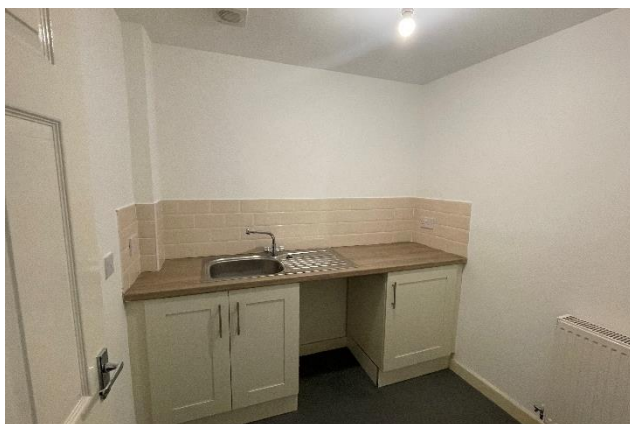
Utility Room: 7' 1" x 6' 9" (2.17m x 2.07m) Vinyl flooring. Stainless steel sink unit and drainer with mixer tap, cupboards below with worktop surface, partly tiled walls, radiator, extractor fan. Space and plumbing for washing machine.

Bedroom : 14' 7" x 14' 6" (4.44m x 4.43m) max radiator

Ensuite Shower Room: Wood effect flooring, fully tiled corner shower cubicle with mains fed shower, pedestal wash hand basin with tile splash and wall mirror, low level w.c., heated towel rail, extractor fan.

Walk-in store cupboard:

Staircase to first floor:



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.

Open plan Kitchen/Living Area: 18' 3" x 14' 2"
(5.57m x 4.33m) including stairwell area

Roof terrace off Kitchen:

Kitchen: Wood effect flooring, range of fitted wall cabinets and matching base units with worktop surface above, partly tiled walls. Integrated 4 ring gas hob with built-in electric oven below, stainless steel sink unit and drainer with mixer tap space for dishwasher. Spot lights to ceiling.

Living Area: Two radiators.

Bedroom 2: 10' 2" x 9' 2" (3.09m x 2.79m) radiator, built-in store cupboard with hanging rail and shelf.

Bathroom: 8' 4" x 4' 11" (2.54m x 1.50m) Vinyl flooring. Matching suite comprising: 'P' shape bath with shower attachment above and shower screen, partly tiled walls, pedestal wash hand basin with tile splash and wall mirror, low level flush w.c., heated towel rail and extractor fan.

Outside: To the rear of the apartment is an allocated parking space for one vehicle.

Council Tax Band 'A' EPC Rating 70|C

Tenure: We are informed that the property is freehold.

Holding Deposit £173.00

Deposit £865.00

Directions: Proceed along London Road (B5395) passing Sainsbury on the right. Continue into the town to the traffic lights, take the first turning right into Green End after a short distance Foxes Court can be found on the left handside identified by the agents to let board.

What3words: flattered.casino.lobster

Viewing and further information: For further information or to arrange a viewing please contact the sole letting agents 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.





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

bowen.uk.com

BOWEN

PROPERTY SINCE 1862