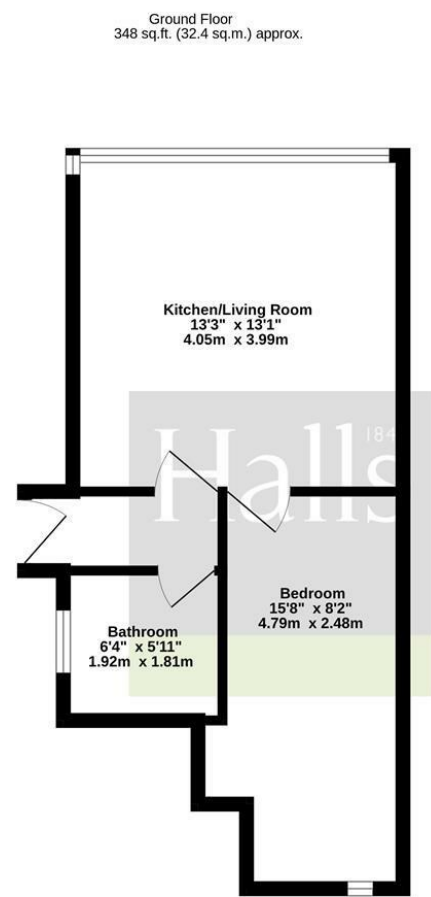


TO LET

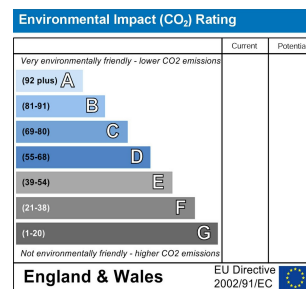
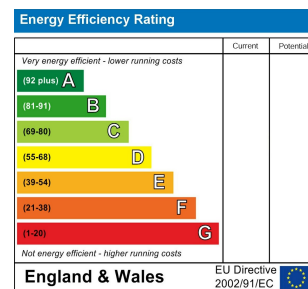
32b Scotland Street, Ellesmere, Shropshire, SY12 0EG



TOTAL FLOOR AREA: 348 sq.ft. (32.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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01691 622602

Oswestry (8 miles), Shrewsbury (16 miles).
(All Distances Approximate)

- Ground Floor Flat
- Recently Renovated
- Modern Bathroom
- Offroad Parking
- Close To Amenities
- Available Long Term

DESCRIPTION

Situated within the heart of Ellesmere and benefitting from close proximity to all local amenities, including a supermarket, restaurants, and a range of independent shops, whilst also being well located for access to the larger towns of Oswestry, Shrewsbury, and Wrexham.

This well-presented ground-floor flat offers comfortable, modern living with a bright open-plan kitchen and living area, a contemporary bathroom, and a spacious double bedroom. The property also benefits from off-road parking to the rear.

THE ACCOMMODATION COMPRISES:

Entrance Hall:
Kitchen/Living Room: 4.05m x 3.99m
Bedroom: 4.79m x 2.48m
Bathroom: 1.92m x 1.81m

TERMS

The property is offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewings

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A deposit equal to five weeks' rent will be due to be held by the DPS.

A deposit free option via Reposit is available.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND.

COUNCIL TAX

32b is in band A on the Shropshire Council Register.

SERVICES

The property has the benefit of mains water, gas, electricity and drainage.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

W3W

///professed.cost.fuss

