



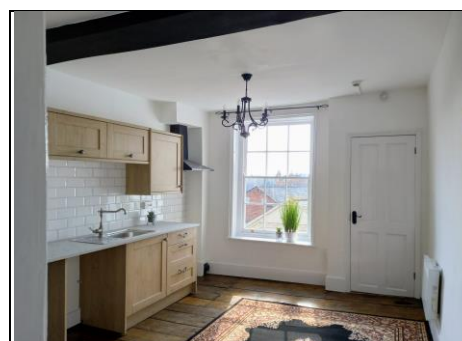
Second Floor Flat, 82 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT

Monthly Rental Of £945

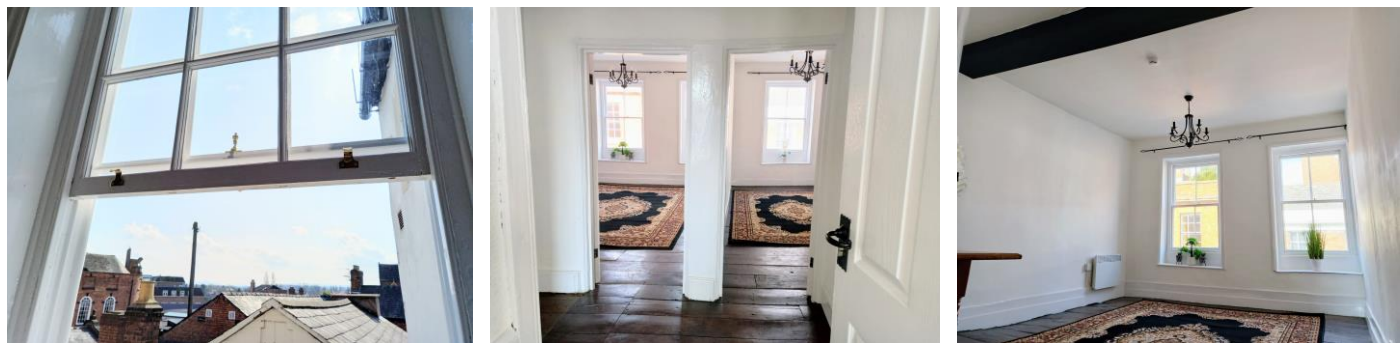
****All enquiries for this property should be made online via Rightmove**** Situated in the heart of the historic Town of Shrewsbury, this beautifully refurbished 2nd floor, 1-2 bedroom apartment within a charming Grade II listed building on Wyle Cop. Convenient for many amenities and the town centre. Comprising new oak styled kitchen, spacious, modern shower room, separate WC, antique cast iron black handles and lightings, original oak floor boards and attractive sash windows over looking St. Julian's Church to the front with a glimpse of Shropshire Hills to the back.

ZJ&B TENANT INFORMATION: (APT) Assured Periodic Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent are payable at the start of the tenancy. Rent **EXCLUDES** utilities and council tax, and any other permitted charges.

Smoking is not permitted within the Property.



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From Landing:
Hall
Cloakroom/WC
Living Room/Kitchen 14' 2" x 10' 7" (4.31m x 3.22m)
Shower Room
Living/Bedroom 14' 7" x 10' 3" (4.44m x 3.12m)
Living/Bedroom 14' 7" x 6' 10" (4.44m x 2.08m)

Council Tax Band A

Monthly Rental Of £945
per calendar month

Deposit - £1,096.00
5 weeks rent



30032002_1042

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2nd Floor Flat, 82 Wyle Cop, Shrewsbury, SY1 1UT	Energy rating	Valid until
	C	21 March 2032
	Certificate number	7252-6721-7968-6287-7222

Property type
Mid-floor flat

Total floor area
66 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/landlord-guidance.pdf

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)

<https://www.energy-certificates.service.gov.uk/energy-certificates/7252-6721-7968-6287-7222>

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