

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £450

Flat 3, 14 High Street, Ellesmere, Shropshire,  
SY12 0EP

🛏 2 Bedrooms

🚿 1 Bathroom

# Flat 3, 14 High Street, Ellesmere, Shropshire, SY12 0EP



## General Remarks

Within walking distance of town centre & amenities

Two bedroom second floor flat

Gas central heating

Holding Deposit £103.00

Deposit £519.00

## Accommodation

**Location:** The flats are situated above ADT Carpets on High Street and access is via a side entrance door which leads into a communal hallway with stairs to the first and second floor.

**Entrance Door into Entrance Hall:** Intercom for main entrance door, cloak rack and radiator.

**Bedroom One:** 10' 10" x 9' 11" (3.29m x 3.01m)  
Radiator, built-in cupboard.

**Bedroom Two:** 7' 0" x 7' 0" (2.14m x 2.13m) Radiator.

**Bathroom:** Low level w.c., pedestal wash hand basin with tiled splash, panel bath with electric shower above, radiator.

**Kitchen:** 9' 4" x 8' 8" (2.84m x 2.65m) Vinyl flooring, space and plumbing for washing machine, radiator, stainless steel sink and drainer with cupboard below and drawers to side, partly tiled walls.

**Steps up from entrance hall into Living/Dining Room:** 16' 4" x 13' 0" (4.98m x 3.96m) Sky light, 2 radiators, TV point.

**Viewing Information:** For further information or to arrange a viewing please contact the sole lettings agents office.

**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)



## Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

[bowen.uk.com](http://bowen.uk.com)

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.

Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Holding Deposit:** Holding Deposit £103.00.

**Deposit:** Deposit £519.00.

**Council Tax:** Council Tax Band 'A'.

**EPC Rating:** EPC Rating D|64.

**Agent's Note:** The photographs in this brochure are not current however they do reflect the condition of the property.





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

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