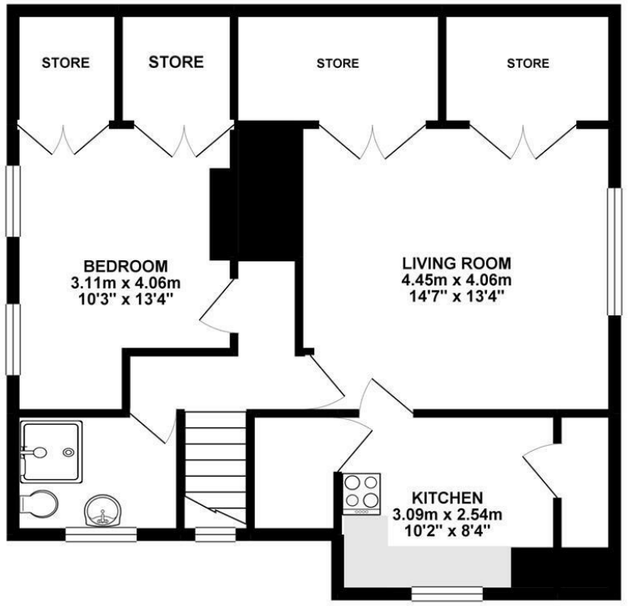
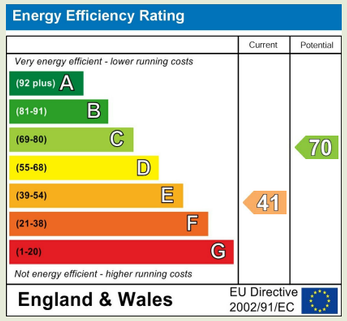
GROUND FLOOR 65.68 sq. m.
(706.96 sq. ft.)



TOTAL FLOOR AREA : 65.68 sq. m. (706.96 sq. ft.) 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 let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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Halls 1845

ELLESMERE LETTINGS

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

01691 622602 ellesmerelettings@hallsgb.com

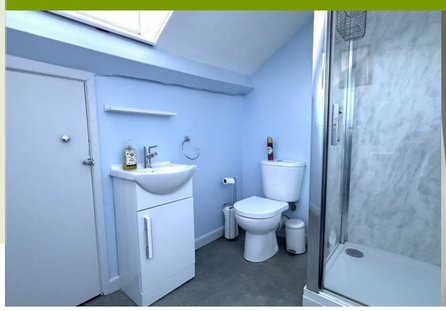
www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



FLAT 3, 2 WHARF ROAD

ELLESMERE | SHROPSHIRE | SY12 0EL







A deceptively spacious one-bedroom second floor apartment benefitting from thoughtfully designed living accommodation and ample off-street parking, conveniently situated within easy reach of all amenities in the heart of Ellesmere.

£595 Per Calendar Month



1 1 1 E

- **Spacious Apartment**
- **Double Bedroom**
- **Generous Storage**
- **Off-Street Parking**
- **Available Long Term**
- **Convenient Town Centre Location**

DESCRIPTION

Flat 3, 2 Wharf Road is situated in a particularly convenient location within the heart of the popular lakeland town of Ellesmere, which boasts a range of day-to-day amenities, including Supermarket, Schools, Convenience Stores, Public Houses, and an array of independent shops, whilst retaining a convenient proximity to the larger towns of Oswestry and Whitchurch, both of which provide a wider range of facilities. The nearby county centres of Wrexham and Shrewsbury lie to the north and south respectively and feature a more comprehensive offering of amenities of all kinds, including transport links and cultural attractions.

The property is predominately positioned on the second floor and provides a deceptively spacious level of accommodation, which at present comprises a large Living/Dining Room, Kitchen, double Bedroom, and Shower Room, alongside more than ample storage.

The property is usefully complemented by ample off street parking, this accessed off Wharf Road.



THE ACCOMMODATION COMPRISES

Living/Dining Room: 4.45m x 4.06m
Kitchen: 3.09m x 2.54m
Bedroom: 3.11m x 4.06m (max)
Shower Room:

HOLDING DEPOSIT

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

SECURITY DEPOSIT

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

A deposit free option is available via Reposit.

W3W

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TERMS

The property will be offered on an APT with longer term tenants preferred.

SERVICES

The property is served by mains water, drainage, gas, and electric.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Reposit
Rent without a deposit