



**Flat 2, 45 Old Coleham,
Shrewsbury, Shropshire, SY3 7BU**

Monthly Rental Of £650

****All enquiries for this property should be made online via Rightmove****

Available early to mid-August - 1 Bedroom Flat within easy walking distance of the town centre. Open-plan living room/kitchen, bedroom, shower room and gas central heating.

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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Hall
Living Room
Kitchen
Bedroom
Shower Room

Council Tax Band A

Monthly Rental Of £650
per calendar month

Deposit - £750.00
5 weeks rent

36/04/2022, 09:16

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

Energy performance certificate (EPC)

Flat 2, 45 Old Coleham, Shrewsbury, SY3 7BU	Energy rating E	Valid until 4 April 2032
Certificate number 5006-7150-6510-4102-3423		

Property type
Top-floor flat

Total floor area
42 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 exemptions and exemptions](#). [More information on how to register an exemption](#). [More information on how to register an exemption](#).

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

FLOOR PLANS FOR GUIDANCE ONLY