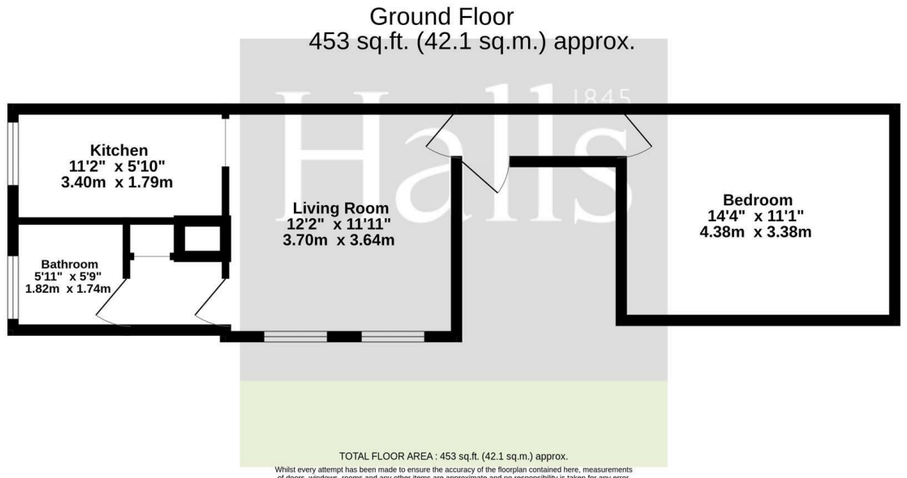
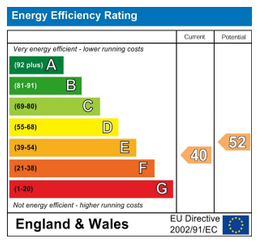
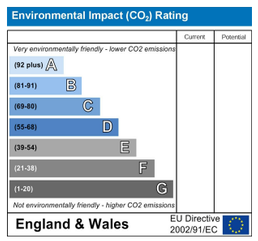
TO LET

Flat 3, 40 Watergate Street, Whitchurch, SY13 1DP



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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TO LET

£550 Per Calendar Month

Flat 3, 40 Watergate Street, Whitchurch, SY13 1DP

A deceptively spacious one-bedroom, second-floor apartment, ideally situated in a popular location in the heart of the thriving market town of Whitchurch.

- **Second Floor Flat**
- **Deceptively Spacious**
- **Convenient Location**
- **Close to Amenities**
- **Available Long Term**

DESCRIPTION
40 Watergate Street occupies a particularly convenient position in the heart of the thriving and increasingly popular market town of Whitchurch. The town offers a comprehensive range of amenities, including supermarkets, schools, restaurants, public houses and medical facilities, while the property is just a stone's throw from the popular Watergate Shopping Arcade, home to a variety of independent shops and cafes.

The surrounding county centres of Shrewsbury, Wrexham and Chester are all within comfortable travelling distance and provide a wider range of amenities, together with an excellent selection of cultural, artistic and leisure attractions.

Whitchurch also provides excellent access to the wider region, with the town's central railway station offering convenient rail connections, while the A41 and A49 provide easy road access and skirt the town.

40 Watergate Street is a building comprising three well-proportioned apartments, each accessed via a communal entrance leading to a central stairwell.

Flat 3 is situated on the second floor and offers a surprisingly spacious level of accommodation. The property comprises a generous Living/Dining Room, a large bedroom, a galley-style Kitchen and a modernised Bathroom.

On-street parking is available nearby, with a number of public car parks conveniently located throughout the town.

THE ACCOMMODATION COMPRISES:
Entrance Hall:
Living Room: 3.70m x 3.64m
Bedroom: 4.38m x 3.38m
Kitchen: 3.40m x 1.79m
Bathroom: 1.82m x 1.74m

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
Flat 3 is in band 'A' on the Shropshire Council Register.

SERVICES
We understand the property to benefit from mains water, electric, drainage, and gas.

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

W3W
///harvest.spaceship.endings