



## **Flat B 34, Beatrice Street, Oswestry, Shropshire, SY11 1QG**

### **Monthly Rental Of £695**

**A split-level, two-bedroom apartment, conveniently located and recently decorated, offering a living room, two bedrooms, kitchen/diner, bathroom, and electric 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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Council Tax Band A

Monthly Rental Of £695  
per calendar month

Deposit - £801.92  
5 weeks rent

Energy performance certificate (EPC)

|                                                      |                           |                                                |
|------------------------------------------------------|---------------------------|------------------------------------------------|
| Flat B<br>24 Beatrice Street<br>Oswestry<br>SY11 1QG | Energy rating<br><b>C</b> | Valid until<br>28 September 2030               |
|                                                      |                           | Certificate number<br>2186-3012-6281-6086-1284 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 57 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-what-you-must-do-to-let-a-property) (<https://www.gov.uk/guidance/landlords-what-you-must-do-to-let-a-property>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | ← 69 C  | ← 74 C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60