

35 PARK AVENUE

WHITCHURCH | SHROPSHIRE | | SY13 1SH







A two bedroom self contained second floor apartment with light and spacious accommodation, situated in a popular residential location close to the town centre.

£725 Per Calendar Month

1 2 1 C

- Second Floor Apartment
- Two Bedrooms
- Close to Town Centre
- Electric Heating
- Allocated Parking Space
- EPC Band C

DESCRIPTION
A modern two bedroom second floor apartment located within easy walking distance of Whitchurch town centre. The accommodation comprises communal entrance with intercom system, entrance hall with airing cupboard, open plan lounge/kitchen/diner, two bedrooms and a bathroom. The property has electric heating, double glazed windows and an allocated parking space.

SITUATION
35 Park Avenue is situated conveniently close to Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

ENTRANCE HALL
Entrance door with intercom system, storage radiator, walk-in storage/airing cupboard, laminate flooring, spot lighting.

OPEN PLAN KITCHEN/DINER/LIVING ROOM
19'5" x 10'6" min 15'4" max (5.92m x 3.20m min 4.67m max)

DINING/LIVING ROOM AREA
Double glazed doors to Juliet balcony, storage radiator, TV point and spot lighting.

KITCHEN AREA
Fitted with circular sink and drainer, inset into work surfaces, base and wall units, built-in electric oven and hob with cooker hood above and splash screen, built-in dishwasher, space for a fridge/freezer, plumbing for a washing machine, double glazed window to the side, spot lighting.

BEDROOM ONE
10'8" x 9'7" (3.25m x 2.92m)
Double glazed window to the front, electric radiator, spot lighting.

BEDROOM TWO
10'9" x 8'3" (3.28m x 2.51m)
Double glazed window to the front, electric radiator.

BATHROOM
White suite comprising a panel bath with plumbed in mains shower over and glass screen, wash hand basin inset into a vanity unit, low level WC, tiling to full ceiling height and mirror to one wall with spot lighting over, electric towel rail radiator and extractor fan.

PARKING
The apartment benefits from a designated parking space.

SERVICES
Mains water, electricity and drainage are understood to be connected, electric heating.

COUNCIL TAX
Council tax Band B.
For more information contact Shropshire Council.

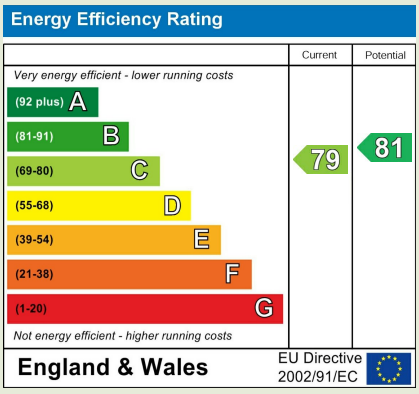
VIEWING ARRANGEMENTS
Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.

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

Pets to be declared prior to viewing.

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.



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

WHITCHURCH LETTINGS

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

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www.hallsgb.com

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