

FLAT 3, MALTHOUSE COURT BERRIEW STREET

| WELSHPOOL | POWYS | SY21 7SQ







A ground floor one-bedroom flat set in a convenient town centre location, accessed via a private courtyard. The accommodation comprises a double bedroom, bathroom, and an open-plan living room and kitchen fitted with wall and base units, with space for a cooker and plumbing for a washing machine. The property benefits from mains gas central heating and has recently been newly carpeted and decorated throughout.

£525 Per Calendar Month





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- **Ground Floor Flat**
- **Mains Gas Central Heating**
- **Own Entrance Via Shared Courtyard**
- **Open Plan Living Kitchen**
- **Long Term Let**
- **Available Now**

Rental Terms

Rent: £525 per calendar month.
Deposit: £600.
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'A'

Services

Mains electricity, water and oil central heating are connected at the property.

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

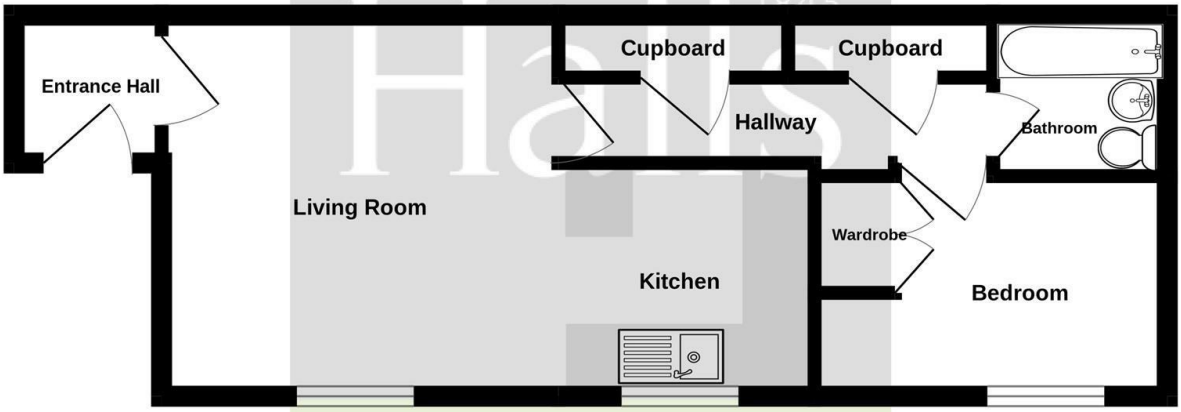
Directions

Postcode for the property is SY21 7SQ

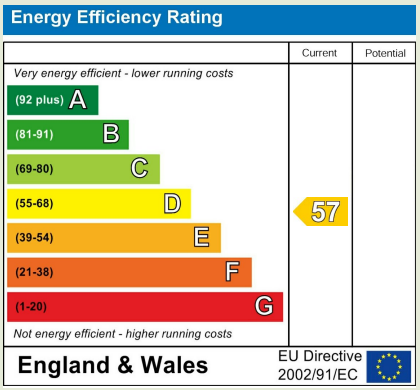
What3Words Reference is vans.upon.sprinkler







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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The Property Ombudsman

Halls 1845

WELSHPOOL LETTINGS

14 Broad Street | Welshpool | Powys | SY21 7SD

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www.hallsgb.com

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upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the