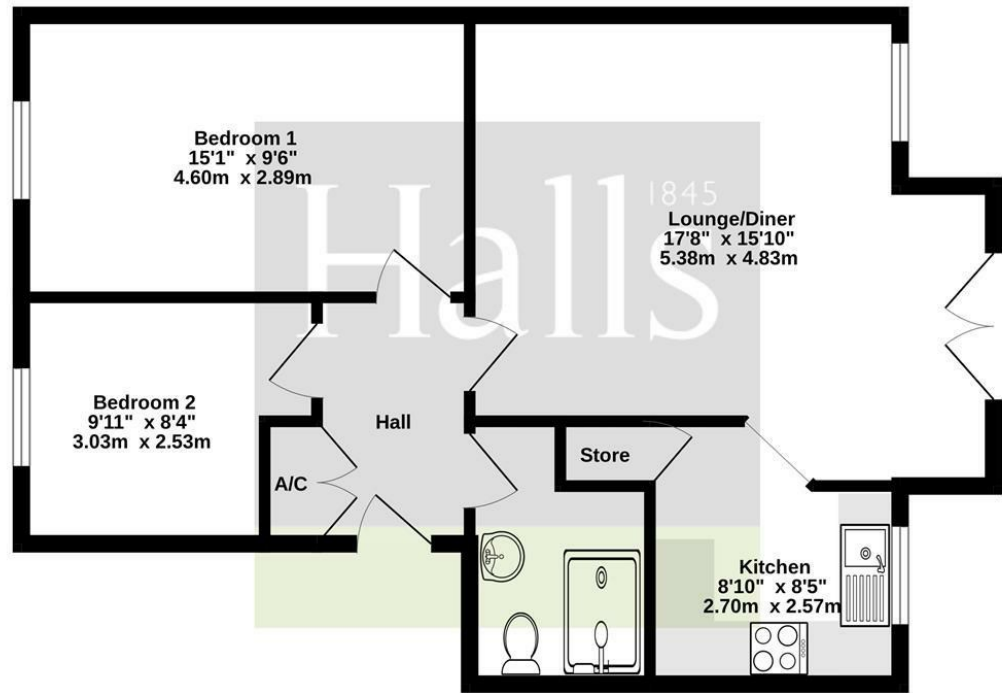


1st Floor  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.  
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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## 18 HEATLEY COURT, DEERMOSSE LANE

| WHITCHURCH | SHROPSHIRE | SY13 1AE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	82
EU Directive 2002/91/EC	
England & Wales	

**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.



### WHITCHURCH LETTINGS

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

☎ 01948 663230 ✉ whitchurchlettings@hallsgb.com

➡ www.hallsgb.com



This well presented town centre apartment is available straight away. The property is situated on the 1st floor and has an allocated parking space. The property has recently had new carpets fitted. It comprises an entrance hall, lounge / diner, kitchen with integrated appliances, two double bedrooms and a shower room. It has electric heating and double glazed windows.

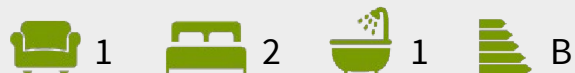
**£750 Per Calendar Month**

www.hallsgb.com

01948 663230

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.



- 1st Floor Apartment
- Well Presented
- Spacious Accommodation
- Parking Space
- Close to the Town Centre
- Two Bedrooms, Bathroom

#### LOCATION - WHITCHURCH

The property is located close to the centre of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

#### BRIEF DESCRIPTION

Halls are delighted to be instructed to let 18 Heatley Court by the landlords.

There is a communal entrance door from the car park at the rear to a hall and staircase to all floors. The apartment is located on the 1st floor and comprises a spacious entrance hall, large lounge / diner with window and double doors to a Juliet balcony. There is an electric fire and a modern night storage heater. There is an archway through from the lounge / diner to the kitchen which has a range of base and wall units, work tops, drainer sink unit and a window. There is an electric oven and hob, integrated fridge / freezer, integrated dish washer and washing machine. The kitchen also has a very useful storage cupboard.

There are two double bedrooms both with electric convection heaters and double glazed windows. Off the entrance hall is a modern shower room with a large shower enclosure, wash hand basin and low flush W.C. There is floor and wall tiles and a wall heater.

#### OUTSIDE

There is vehicular access from Deermoss Lane through a set of gates leading to the car park where there is an allocated space.

#### WHAT 3 WORDS

///entrusted.clutches.gripes

#### CONDITIONS

Rent £750 Deposit £865

Un Furnished

Sorry No Smokers