

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £675

39, Brookfield Close, Weston Rhyn

 1 Bedroom

 1 Bathroom

## 39 Brookfield Close, Weston Rhyn, Oswestry, Shropshire, SY10 7TJ



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### General Remarks

One Bedroom Leasehold Apartment  
Close to the centre of Weston Rhyn  
Enclosed rear garden, one allocated parking space  
Electrical heating and uPVC double glazing  
EPC Rating 69|C Council Tax Band 'A'  
Holding Deposit £155.00 Deposit £778.00

### Accommodation

**Entrance Hall:** Wood effect flooring, electric storage heater.

**Living Room:** 13' 6" x 11' 9" (4.12m x 3.57m) Wood effect flooring, electric storage heater, window to front aspect, TV & telephone point.

**Kitchen:** 14' 4" x 6' 9" (4.37m x 2.07m) Range of matching base, wall and drawer units with worktop surface over. Built-in oven and grill, 1 1/2 bowl stainless steel sink unit, dishwasher, four ring ceramic hob with extractor hood over. Storage cupboard, uPVC double glazed door to garden.

**Storage Cupboard:** Housing hot water cylinder.

**Bedroom:** 11' 5" x 9' 9" (3.47m x 2.96m) Wood effect flooring, electric heater, TV point, window to rear aspect.

**Bathroom:** 7' 1" x 5' 5" (2.16m x 1.65m) White suite comprising low level flush WC, pedestal wash hand basin, panel bath with mains shower over. Heated towel rail.

**Garden:** To the rear is a generous and private garden bordering on to the developments allocated open space. The garden is mainly laid to lawn with a raised decked area, garden shed and apple tree.

**Parking:** One allocated space situated at the front of the property.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Viewing Information:** To arrange a viewing, please contact the agent's Oswestry office.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**EPC Rating 69|C Council Tax Band 'A'**

**Holding Deposit £155.00**

**Deposit £778.00**

**Agent Note:** Service charge & ground rent are included within the rent.

**Tenure:** We are informed that the property is leasehold.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

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