

TO LET

£500 Per Calendar Month

The Flat, 35 Green End, Whitchurch, Shropshire, SY13 1AD

A First Floor Flat which has recently been refurbished is located in the heart of Whitchurch. The property comprises an open plan lounge/diner and Kitchen, shower room and bedroom. The property has electric heating and double glazed windows. There is also a large communal rear garden that comes with the apartment.





1 Reception
Room/s



1 Bedroom/s



1 Bath/ shower
room/s

- **First Floor Flat**
- **Town Centre Location**
- **Double Bedroom**
- **Lounge / Kitchen**
- **Utility Room**
- **Shower Room**
- **Electric Heating**
- **Double Glazed Windows**

Accommodation Comprises

Side entrance gate leading down a passage way to the entrance door which opens into a small hall and stairs lead up to the apartment.

Open Plan Kitchen/Living/Dining Room 15'9 x 11'8 (4.80m x 3.56m)

Kitchen Area: Modern kitchen with a range of base and wall mounted units. There is an electric oven and hob, stainless steel drainer sink unit, work top surfaces and vinyl floor area.

Lounge/Dining Area: Carpets, electric wall heaters, 2 double glazed windows and painted beams.

Utility Room 7'5 max x 3'5 (2.26m max x 1.04m)

There is a washing machine and tumble dryer and space for a fridge freezer.

Inner Hall

Door from the lounge to an inner hall which gives access to the shower room and bedroom.

Shower Room

White suite comprising shower enclosure, vanity unit with wash hand basin and low flush W.C. There is a wall mounted electric fan heater.

Bedroom 11'2 x 6'4 (3.40m x 1.93m)

Double glazed window to the rear with a pleasant outlook, space for a wardrobe and an electric heater.

Outside

To the rear of the property is a communal large garden with lawns and paved patio area. Tenants will be expected to keep the gardens tidy.

Services

Mains Water, drainage and electricity are connected.

Council Tax

The property is in Band A on the Shropshire Council Register. For more information contact Shropshire Council on 0345 6789002.

Tenancy Conditions

First month's rent of £500 and deposit of £575 will be paid in advance. Sorry no smokers permitted.

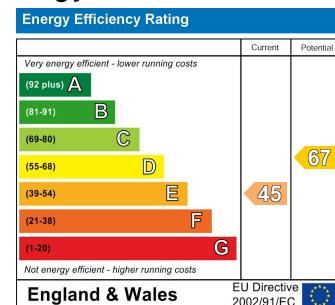
Sorry no pets permitted.

The property is to be let on an unfurnished basis.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230.

Energy Performance Ratings



Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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