



27A ST MARYS STREET
| WHITCHURCH | SHROPSHIRE | SY13 1QY

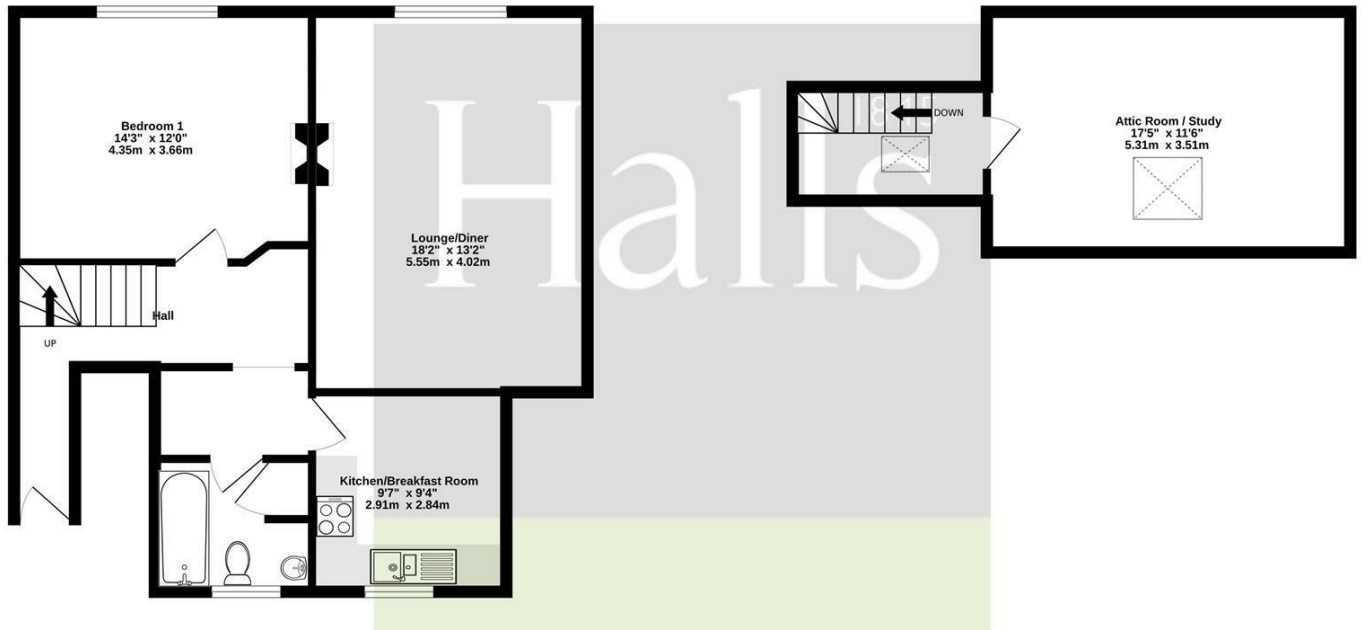


This well presented second floor apartment is located close to the centre of Whitchurch. The apartment is available in May 2026. It comprises a spacious hall, living room / diner, breakfast kitchen, large double bedroom and a bathroom. There are stairs to the attic room / study. It has gas fired heating.

£675 Per Calendar Month

Ground Floor
669 sq.ft. (62.1 sq.m.) approx.

1st Floor
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	
EU Directive 2002/91/EC	

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.

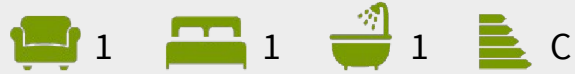
Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



Halls 1845
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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.



- **Second Floor Apartment**
- **Town Centre Location**
- **Available Straight Away**
- **Hall, Lounge / Diner**
- **Breakfast Kitchen, Bedroom**
- **Bathroom, Office**

LOCATION - WHITCHURCH

The property is located within 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, secondary school and 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 out Apartment 27a St Marys Street, Whitchurch.

There is a communal door for the two apartments off St Marys Street which opens into an alleyway. At the end of the alley is a door into the building and staircase to all floors. 27a is located on the 2nd & 3rd floor. The door from the second-floor landing opens into the apartment where there is a large reception hall and open storage area beneath the stairs to an attic room / study. There is a large lounge / diner with sash windows to the front, to the rear is a breakfast kitchen which has base and wall units, integrated fridge freezer and a washing machine. There is a window to the rear, work tops, electric oven and hob.

Also to the first floor is a large double bedroom to the front and a bathroom to the rear with a shower over the bath, W.C, wash hand basin and door into the boiler cupboard.

Stairs ascend from the hall to the small 2nd floor galleried landing where there is a large sky light. Door into the attic room / study which has restricted headroom and a sky light to the rear.

DIRECTIONS AND WHAT 3 WORDS

From the top end of Whitchurch by St Alkmunds Church drive down Church Street and turn right into St Mary's and the property is located about 100 metres down on the left hand side.

What 3 Words: mint.customers.wished

CONDITIONS

Rent £675 Deposit £778
Un Furnished
Sorry No Smokers

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street,

Whitchurch, SY13 1DW
WHL 0470 270426