

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £450

Flat B, 4 Victoria Street, Ellesmere,
Shropshire, SY12 0AB

🛏 1 Bedroom

🚿 1 Bathroom

Flat B, 4 Victoria Street, Ellesmere, Shropshire, SY12 0AB



Main Entrance Door into Communal Hallway: The flat is located on the ground floor and is one of four flats in the building.

Entrance Hall: Timber entrance door off communal area, carpet floor covering, radiator, telephone intercom.

Living/Dining Room: 13' 11" x 12' 0" (4.23m x 3.65m) Carpet floor covering, radiator, timber shelving to alcove.

Kitchen: 7' 8" x 7' 2" (2.33m x 2.18m) Vinyl floor covering, matching wall and base units, work top surface, freestanding over and four-ring hob, stainless steel sink and drainer, space and plumbing for washing machine and space for refrigerator/freezer.

Bedroom: 11' 9" x 7' 7" (3.59m x 2.32m) Carpet floor covering, radiator, secondary double glazing. Two built in wardrobes with clothes rails and shelving.

Bathroom: 7' 1" x 5' 1" (2.16m x 1.55m) Vinyl floor covering, low level w.c., pedestal wash hand basin with tiled splash back, panel bath with mixer tap and shower attachment, tiled walls, radiator.

Directions: From the town centre proceed along Scotland Street to the roundabout turn right into Victoria Street and after a short distance 4 Victoria Street can be identified on the left-hand side by the agents 'To Let' board

Tenure: We are informed that the property is freehold.

Council Tax Band 'A' EPC Rating 65|D

Holding Deposit £103.00

Deposit £519.00

Viewing Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

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.



General Remarks

One bedroom ground floor flat

Within walking distance of Town Centre and local amenities

Gas central heating

Council Tax Band 'A' EPC Rating 65|D

Holding Deposit of £103.00

Deposit of £519.00

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.

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