DAVIES WHITE PERRY
ESTABLISHED 1806

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Flat 4 71 High Street,
Newport,
TF10 7AU

£650 PCM

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A second floor flat situated on Newport High Close within walking distance to all its amenities. Access to the flat is gained by the side alley through a characterful hall and communal area.

The flat briefly comprises an open plan kitchen, double bedroom and en-suite shower room. Carpeted throughout.

Electric heating. Newly carpeted throughout.

One space for parking first come first served for all flats.

Available immediately.

Rent: £650pcm

Deposit: £750 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: D (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: A (Telford & Wrekin Council)

Utilities: Mains electricity, water and drainage. Electric heating.

Broadband: Up to 1000mbps

Mobile Signal/Coverage Indoor: EE Good, O2 Limited, Three Limited, Vodafone Limited

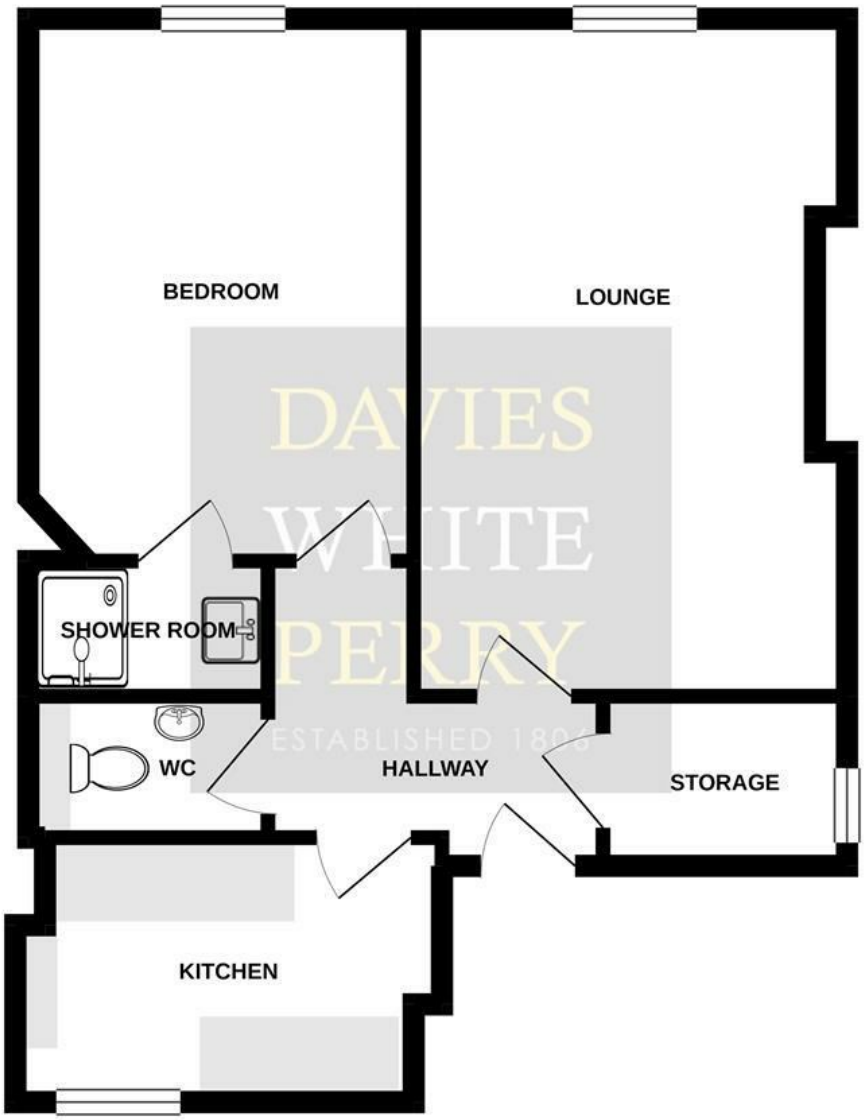
Mobile Signal/Coverage Outdoor: EE Good, O2 Good, Three Good, Vodafone Good

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area

GROUND FLOOR



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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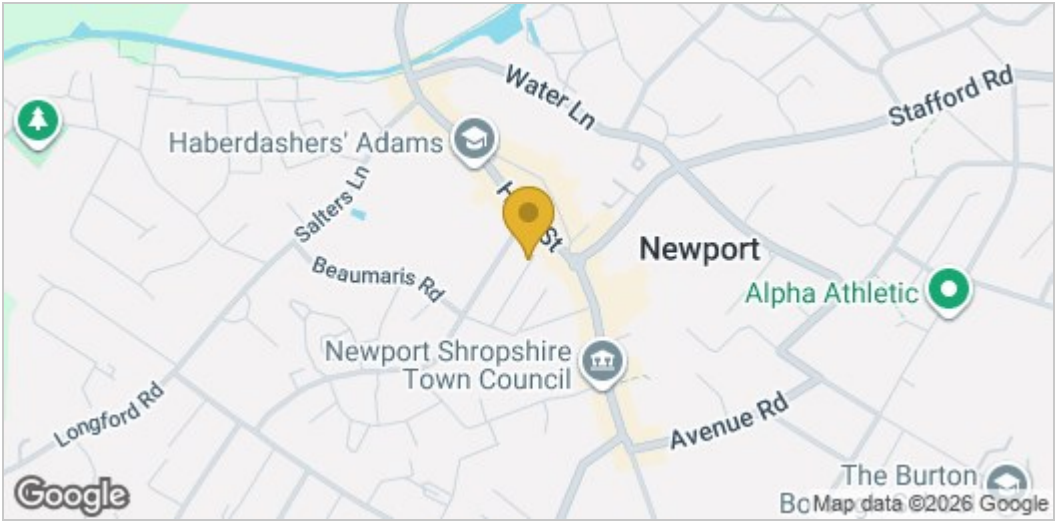

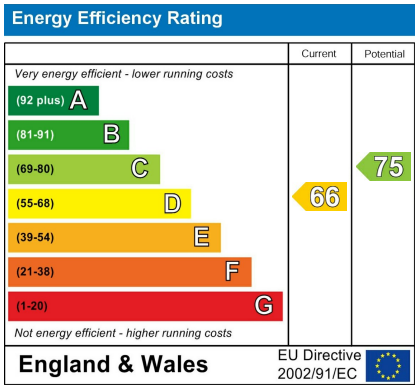

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.