



- 1 bed first floor flat
- Recently redecorated and new floor coverings
- Newly fitted gas fired combi boiler
- EPC – D63
- Council Tax Band - A

Rent: £600 per calendar month

FLAT 3A SUNDORNE AVENUE, SHREWSBURY, SY1 4JW

LOCATION

Flat 3A Sundorne Avenue is located on the first floor directly above 3 Sundorne Avenue having separate access.

It is located just off the B5062 Sundorne Road and within easy walking distance of a local community services including a Post Office/convenience store, Shrewsbury Sports Village and Severn Fields Health Village and Medical Practice. A bus route is also close by.

What3Words: ///making.feel.deep

DESCRIPTION

The flat has recently been redecorated and new floor coverings fitted. A new gas fired combi boiler is also installed.

On street parking available. Off street parking maybe available, subject to Landlord agreement.

ACCOMMODATION

Ground Floor Main Entrance Lobby with staircase leading to First Floor

Kitchen – 2.95m x 2.81m with a range of wall mounted and base units, sink and tap. Space for oven and washing machine.

NB – the washing machine and cooker shown in the photo are not available.

Living Room - 4.14m x 4.070m

Bedroom – 3.65m x 3.42m

Bathroom – 1.89m x 3.04m

SERVICES

We understand mains water, electricity, gas and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating D63.

COUNCIL TAX

According to www.gov.uk website, the property is in Band A for Council Tax purposes. The Tenant to be responsible for payment of Council Tax.

LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ.

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TENANCY

The tenancy will be an Assured Shorthold Tenancy for a minimum of 6 months.

RENT

£600.00 per calendar month exclusive of Council Tax and utility charges.

DEPOSIT

A deposit of £690.00 will be payable by the ingoing Tenant.

VIEWINGS

Strictly by appointment with the Sole Letting Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

TO MAKE AN OFFER

If you are interested in leasing this property, you have to view the property. The appointment is part of our guarantee to the Landlord. Any delay may result in the property being let to someone else. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to lease the property. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 18/11/2025

Updated: 05/12/2025

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Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property

Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchases or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

