**TO LET****£725 Per Calendar Month****13A Hopkins Passage, Welshpool, Powys, SY21 7SE**

A well-presented three-bedroom apartment arranged over two floors with a private ground-level entrance hallway. The property offers two double bedrooms and one single, a bright living room, fitted kitchen and bathroom. Recently redecorated throughout, it benefits from high ceilings, feature sash windows and new carpets, creating a light and welcoming feel. Ideally located in the town centre, the property is within easy walking distance of shops, amenities and transport links.



Rental Terms

Rent: £725 per calendar month.

Deposit: £835.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

No Pets.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool,
SY21 7PH. Telephone: 01938 553001

The property is in band 'A'

Services

Mains electricity and water and electric heating are connected at the property.

Viewings

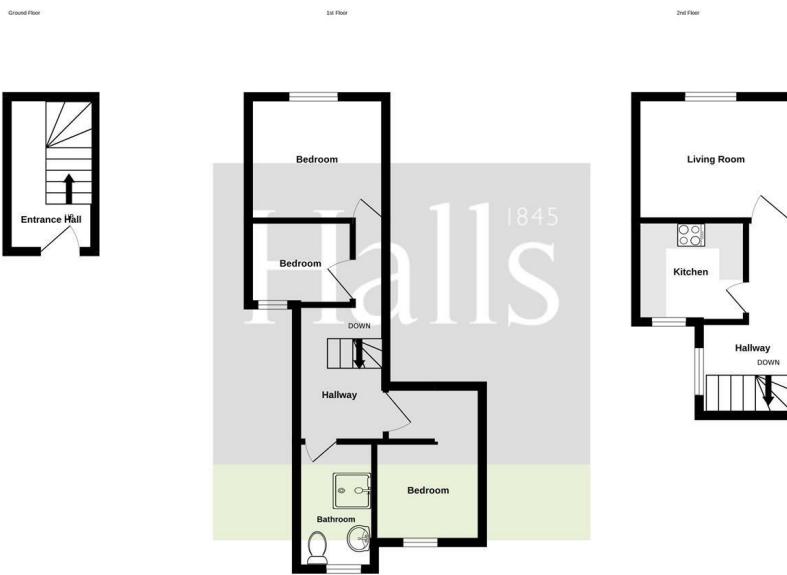
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Directions

Postcode for the property is SY21 7SD

What3Words Reference is starter.pushes.agency

- Two Storey Apartment
- Newly Carpeted Through
- Town Centre Location
- No Pets



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan is a sketch and has not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	39	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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