



TO LET

£475 Per Calendar Month

11A High Street, Welshpool, Powys, SY21 7JP

***** CLOSED FOR VIEWINGS *****

First Floor one bedroom flat, situated in the town centre of Welshpool. The flat has lots of character features, and offers a kitchen diner downstairs, and on the second floor a large lounge, bedroom with built in wardrobes and shower room. Property has mains gas central heating.



- **Town Centre Location**
- **Mains Gas Central Heating**
- **Character features**
- **Accommodation over two floors**



1 Reception
Room/s



1 Bedroom/s



1 Bath/ shower
room/s

Terms

Rent: £475 per calendar month.

Deposit: £540.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Services

Mains water, electricity, drainage.

Mains Gas Central Heating.

Powys County Council - tax band 'A'

Viewing

Strictly by appointment with the letting agents

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552

Email: welshpool@hallsrgb.com

Directions

Postcode for the property is SY21 7JP

What3Words Reference is joined.memo.furniture

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 Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		51
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01938 555 552

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