



Flat, 52B Market Street, Oakengates, TF2 6DU

Nestled in the heart of Oakengates, this charming one-bedroom apartment offers a delightful blend of modern living and historical character. Situated on Market Street, the property is part of a tasteful conversion that showcases the unique architectural features of the original building while providing all the comforts of contemporary life.



DESCRIPTION

This well-presented one-bedroom flat, available for rent on Market Street in Oakengates, offers a fantastic opportunity for tenants looking for a comfortable and conveniently located home. Situated in the heart of Oakengates, the property is within walking distance of local amenities, including shops, cafes, and transport links, making it ideal for individuals or couples.

LOCATION

Oakengates is a well-connected town in Telford, offering a range of local amenities including shops, cafes, schools, and leisure facilities. The town is within walking distance of Oakengates train station, providing easy access to Telford, Shrewsbury, and Birmingham. With the M54 nearby, commuting by car is straightforward. The area also features parks and green spaces for outdoor activities, as well as the Oakengates Theatre for entertainment. Its convenient location and community atmosphere make it a great place to live.

LIVING ROOM

A spacious open plan living room with space for dining.

KITCHEN

A brand new fully fitted kitchen with oven and hob.

BEDROOM

A spacious double bedroom with views to the front elevation.

BATHROOM

A white three-piece suite comprising wash-hand basin, shower and W.C.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX BAND

The property is currently showing as Council Tax Band A. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

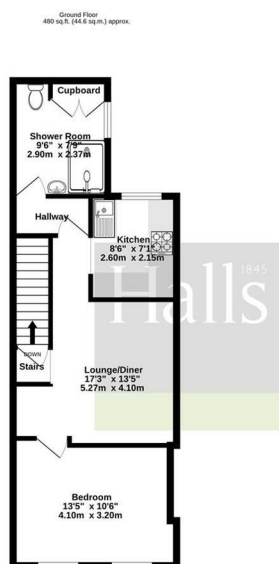
Strictly by appointment with the letting agent. Halls Telford Office: 01952 971 800. Email: telfordlettings@halls.gb.com.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

£865 To be held in the Deposit Protection Service.



TOTAL FLOOR AREA - 480 sq ft (44.6 sq m) approx.
While every effort has been made to ensure the accuracy of the figures provided here, measurements of floors, walls, roofs and any other parts are approximate and responsibility is taken for any error or omission in this document. This plan is for guidance purposes only and should not be used as a basis for any legal proceedings. The landlord, Halls, and its agents, shall not be held responsible for any errors or omissions in this document. Halls is not responsible for the accuracy of the figures provided here.

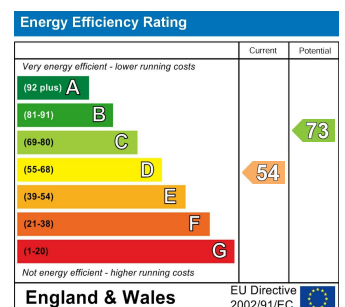
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