



TO LET

£750 Per Calendar Month

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

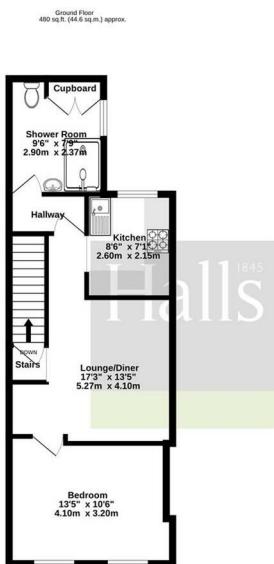
This well-presented one-bedroom flat, available for rent on Market Street in Oakengates, offers a fantastic opportunity for tenants looking for a comfortable and conveniently located home. Situated in the heart of Oakengates, the property is within walking distance of local amenities, including shops,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

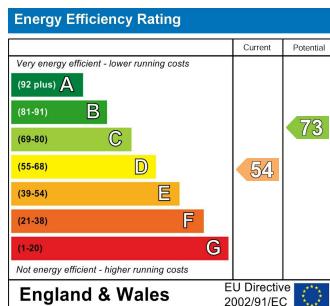
DEPOSIT

£865 To be held in the Deposit Protection Service.

- Town Centre Location
- Newly Refurbished Throughout
- Great Transport Links
- Spacious Living Area
- Large Bedroom
- Private Entrance

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.



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