

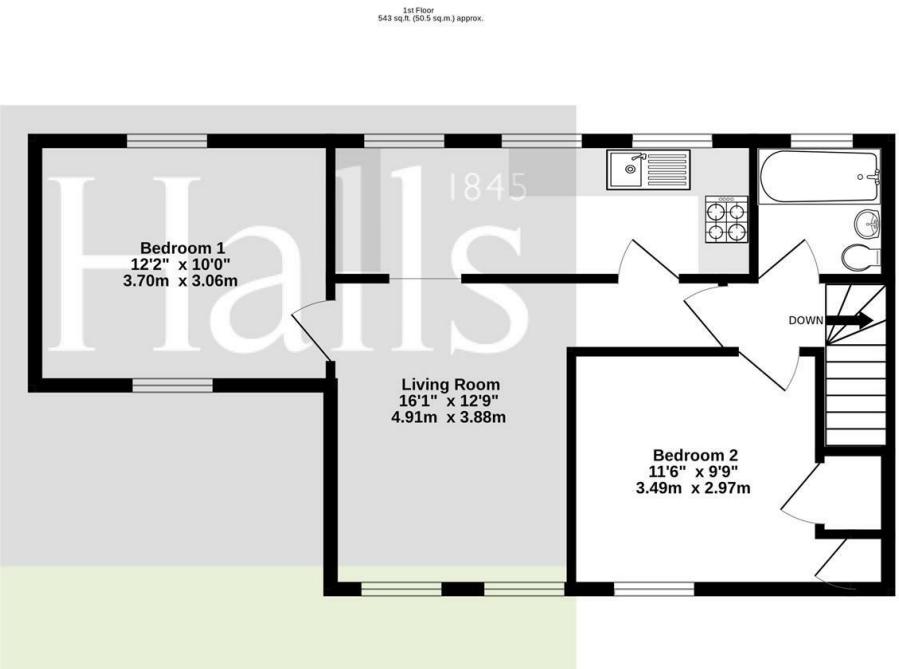
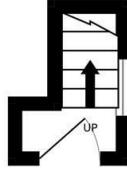
TO LET

1 Swanmere Court, Swan Hill, Ellesmere, SY12 0LW

Halls¹⁸⁴⁵

Ground Floor
21 sq.ft. (2.0 sq.m.) approx.

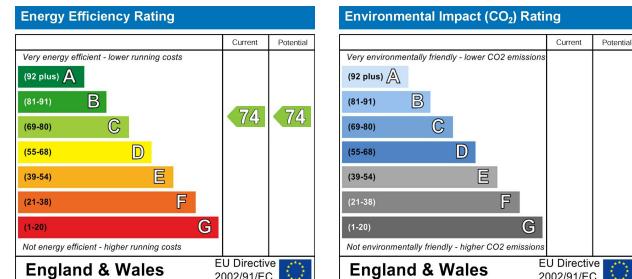
1st Floor
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



Halls¹⁸⁴⁵

01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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1 Swanmere Court, Swan Hill, Ellesmere, SY12 0LW

A well designed two-bedroom, first floor apartment benefitting from off-street parking, ground floor access, and an element of outside space, conveniently situated in a popular residential location within the sought after north Shropshire town of Ellesmere.



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01691 622 602

- Well Presented
- First Floor Apartment
- Two Bedrooms
- Off Street Parking to the Rear
- Potential for Garden Space
- Popular Residential Location

DESCRIPTION

1 Swanmere Court is a well designed two-bedroom, first floor apartment benefitting from off-street parking, ground floor access, and an element of outside space, conveniently situated in a popular residential location within the sought after north Shropshire town of Ellesmere.

Externally, the property is complimented by allocated parking to the rear, along with a small amount of outside space which is currently utilised as bin storage.

THE ACCOMMODATION COMPRISES:**LIVING ROOM**

10'2" x 12'4" (3.10 x 3.76)

KITCHEN/BREAKFAST ROOM

17'4" x 5'7" (5.30 x 1.72)

BEDROOM ONE

11'7" x 9'11" (3.55 x 3.04)

BEDROOM TWO

9'8" x 9'1" (2.95 x 2.77)

FAMILY BATHROOM**TERMS**

The property will be offered on an initial six month Assured Shorthold Tenancy, however a longer term tenant is preferred.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. 0345 6789000.

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

SERVICES

We understand that the property has the benefit of mains waters, electricity, drainage, and gas.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

