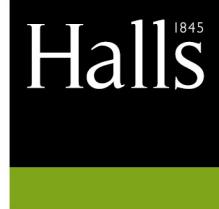
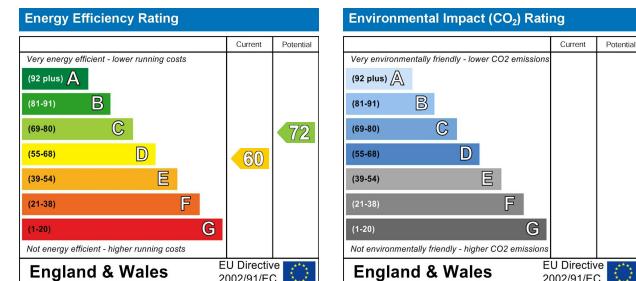


8A Scotland Street, Ellesmere, Shropshire, SY12 0EG

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.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsrb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: [i] These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract [ii] No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property [iii] Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ [iv] It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- One Bedroomed Flat
- Town Centre Location
- Close To Amenities
- Well Presented
- Deceptively Spacious
- Available Long Term

DESCRIPTION

Situated within the heart of Ellesmere and benefitting from close proximity to all local amenities, including a supermarket, restaurants, and a range of independent shops, whilst also being well located for access to the larger towns of Oswestry, Shrewsbury, and Wrexham.

The property is well presented throughout and comprises a modern kitchen, bathroom, spacious lounge, and double bedroom, as well as ample storage.

KITCHEN

7'3" x 17'6" (2.21 x 5.33)

LIVING/DINING ROOM

12'4" x 20'2" (3.76 x 6.15)

BATHROOM

8'10" x 15'10" (2.69 x 4.83)

BEDROOM

7'9" x 6'2" (2.36 x 1.89)

HOLDING DEPOSIT

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

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

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

CONDITIONS

The property will be offered on an initial six month Assured Shorthold Tenancy, however longer term tenants are preferred.

Unfortunately we are unable to consider applicants with pets or who smoke.

VIEWING

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

