

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £435

The Flat, 2 Upper Church Street, Oswestry, SY11 2AE

🛏 1 Bedroom

🚿 1 Bathroom

## The Flat, 2 Upper Church Street, Oswestry, SY11 2AE

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### General Remarks

One bedroom flat  
Convenient town centre location  
Gas central heating and secondary glazing  
EPC Rating 74|C Council Tax Band 'A'  
Holding Deposit £100.00 Deposit £501.00

### Accommodation

**Hallway and Landing:** Door opens into a small hallway with understairs storage, stairs to leading area, two radiators.

**Living Room:** 14' 7" x 12' 7" (4.44m x 3.83m)  
Carpeted floor covering, storage cupboard, TV & aerial points, radiator.

**Kitchen/Dining Area:** 11' 2" x 11' 4" (3.40m x 3.45m) Matching wall and base units with a stainless-steel sink and cooker hood, vinyl floor covering, radiator.

**Bedroom:** 11' 5" x 10' 0" (3.48m x 3.05m)  
Carpeted floor covering, radiator.

**Bathroom:** 10' 5" x 7' 1" (3.17m x 2.16m) Low level WC, pedestal wash hand basin, corner shower cubicle with sliding doors, vinyl floor covering, radiator.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**EPC Rating 74|C**

**Council Tax Band 'A'**

**Holding Deposit £100.00**

**Deposit £501.00**

**Tenure:** We are informed the property is freehold.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office on (01691) 652367.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

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with a forward  
thinking outlook.

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tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

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