

**BOWEN**

PROPERTY SINCE 1862

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£475.00 pcm

Flat 1 Pearl Yard, 36 Green End, Whitchurch SY13 1AA

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 1 Bedrooms

 1 Bathroom

# Flat 1, Pearl Yard, 36 Green End, Whitchurch SY13 1AA



## General Remarks

Ground Floor One Bedroom Flat

Within the market town of Whitchurch

Walking distance of local amenities

Open Plan Living/Kitchen, Bedroom, Bathroom

EPC Rating 76|C Council Tax Band 'A'

Holding Deposit of £109.00 Deposit of £548.00

## Description

**Location:** The property enjoys a convenient location in the town of Whitchurch, within walking distance of local retail shops and amenities as well as larger supermarket stores. Whitchurch is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester.

### Communal Entrance:

### Entrance Hall:

**Open plan Living Room/Kitchen:** Range of base units with work top. Wall mounted electric heater. Stainless steel sink and drainer

### Bedroom:

**Bathroom:** Bathroom compromises of a w/c, sink and shower cubicle

### EPC Rating 76|C Council Tax Band 'A':

**Holding deposit - £109.00**

**Deposit - £548.00**

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

**Viewings and further information:** For further information or to arrange a viewing please contact the sole agent's Ellesmere office on (01691) 622534.

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.

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 expressively 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.

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