



£825 Per Calendar Month

103, Lower Dee Mill, Llangollen LL20 8RQ

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 2 Bedrooms

 2 Bathrooms

# 103, Lower Dee Mill, Mill Street, Llangollen LL20 8RQ



## Securing your tenancy

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

[bowen.uk.com](http://bowen.uk.com)

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.

**BOWEN**

SINCE 1862

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**Bathroom:** 7' 1" x 5' 5" (2.17m x 1.65m) Suite comprising panel bath with shower attachment, vanity unit with inset wash hand basin, low level flush WC, tiled floor, tiled walls, heated towel rail, extractor fan.

**Outside:** Riverside south facing patio and gardens. Allocated parking space.

**Holding Deposit:** £190.00 To apply for this property you will be required to complete an Agreement to Lease document which describes the circumstances in which the holding deposit may or may not be refunded.

**Security Deposit:** £951.00 This amount will be protected by TDS (The Dispute Service)

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 (The Property Redress Scheme) and licensed by Rent Smart Wales.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

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