

BOWEN

PROPERTY SINCE 1862



£825 Per Calendar Month

103, Lower Dee Mill, Llangollen LL20 8RQ

🛏 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

General Remarks

Riverside apartment (Leasehold)

Two bedrooms, one en-suite

Open plan, living, kitchen, diner

Parking space & communal gardens

Holding deposit £190

Security deposit £951

EPC "C" 79 / Council Tax C

Management company does not allow pets

Accommodation

Entrance Hallway: Radiator, meter cupboard, boiler cupboard housing "Worcester" gas fired boiler/hot water tank, doors off to:

Living / Kitchen / Diner: 20' 3" x 10' 6" (6.16m x 3.19m) plus 1.8 x 1.61 2 Radiators, telephone and TV points, double glazed sliding patio doors to riverside patio. Fitted wall and base level units with work surface over. Inset 1.5 bowl stainless steel sink and drainer. Integrated AEG double electric oven, gas 4 ring hob with extractor hood over, AEG Microwave, Electrolux dishwasher and washing machine/dryer. Zanussi fridge/freezer. Tiled floor and part tiled walls.

Bedroom One: 10' 9" x 9' 0" (3.28m x 2.75m) Fitted wardrobe, radiator, TV and telephone points, curtain poles and vertical blinds, door to:

En-suite: Suite comprising 1200 shower cubicle with Mira shower, built in vanity unit with inset wash hand basin and low level flush WC. Tiled floor, tiled walls, heated towel rail and extractor fan. heated "no steam up" mirror.

Bedroom Two: 11' 2" x 9' 1" (3.41m x 2.76m) Fitted wardrobes, radiator and TV point. Curtain poles and vertical blinds.

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.

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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