



£575 per Calendar Month

Flat 2, 41 Castle Street, Llangollen LL20 8RU

 0 Bedrooms

 0 Bathrooms

# Flat 2, 41 Castle Street, , Llangollen LL20 8RU



## General Remarks

Town Centre Location

Spacious Accommodation

EPC E (50) / Council Tax A / Freehold

Holding deposit £132

Security deposit £663

## Description

**Entrance Door:** Into communal area leading to the four flats. Individual post boxes. Stairs to first floor landing. Electric meter box is on the first floor landing.

**Entrance Hall:** Intercom for front door. Central heating controls. Doors off to:

**Sitting Room:** 14' 0" x 13' 8" (4.27m x 4.17m) Wall mounted feature electric heater. Electric storage heater. TV and telephone points. Windows to side and rear.

**Kitchen:** 9' 2" x 5' 7" (2.79m x 1.7m) Fitted base and wall units with worksurfaces over. Inset sink and drainer. Integrated electric oven with integrated electric hob and extractor fan over. Space for fridge/freezer. Plumbing for washing machine.

**Bedroom:** 12' 8" x 9' 6" (3.85m x 2.89m) Full wall of fitted wardrobes with hanging, shelving and drawers and sliding mirror fronted doors. Electric storage heater. TV and telephone points. Window to rear.

**Bathroom:** 8' 1" x 4' 11" (2.47m x 1.51m) Panel bath with electric shower over. Wash basin set into vanity unit. WC. Part tiled walls, extractor fan.

**Holding Deposit:** £132.00 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:** £663.00 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.



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

34 Castle Street Llangollen Denbighshire LL20 8RT

01978 860346 | [bowen.uk.com](http://bowen.uk.com) | [llangollensales@bowen.uk.com](mailto:llangollensales@bowen.uk.com)

