

**Monthly Rental Of £495**



This Studio apartment is available to rent on a long term let

Located in the popular market town of Machynlleth with a street market every Wednesday and has a variety of shops, cafes and restaurants.

The town is within easy reach of larger towns further afield. Only 18 miles from Aberystwyth and 29 miles from Newtown.

On the Main train line and bus routes.

- **Great Location**
- **Modern Fitted Kitchen**
- **Economy 7 heating**
- **Furnished**
- **Suitable for single person**
- **No Smoking & No Pets**

## ACCOMMODATION

Central location with easy access to shops, bars and restaurants

### Living area

Comfortable and tastefully decorated.  
Economy 7 electric heating



### Bedroom area

With comfortable double bed

### Kitchen

Newly fitted kitchen  
with built in oven and ceramic hob and  
undercounter fridge/freezer.

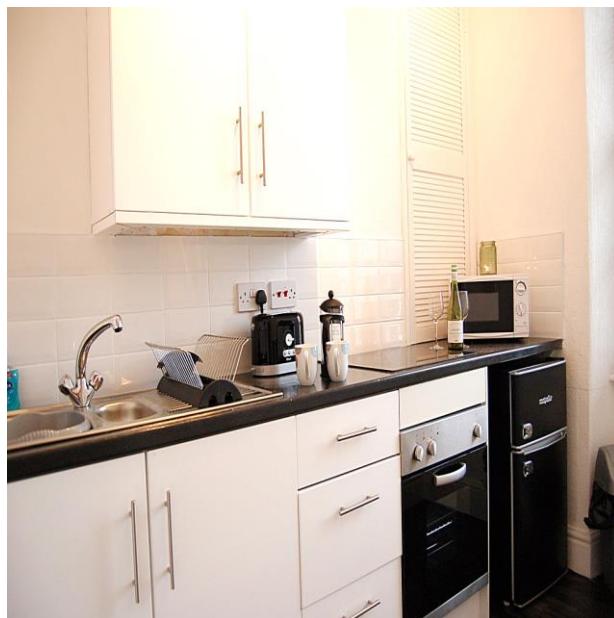


### Shower room

White suite with Shower cubicle  
WC & Hand Basin

Heated towel rail

View from the living room towards the iconic clock tower



## Instructions for applying for this property

1. Return our New Tenant Application Form
2. Make payment of £100 commitment payment, this will be refunded to you if you are not offered the property. This is not a fee but forms part of your 1<sup>st</sup> months rent. In the event of you withdrawing your application this will not be refunded to you
3. Inform your references to expect a call from us
4. We will contact you ASAP to inform you if you have been successful or not.

## Bank Details for BACs Payments

Account Name:

**Lounge Letting**

Sort Code:

**20 35 47**

Account No:

**83035352**

Reference

**Your Name**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Energy performance certificate (EPC)

Flat 2  
Paris House  
Penrallt Street  
MACHYNLLETH  
SY20 8AJ

Energy rating

**D**

Valid until:

**29 May 2025**

Certificate number: 0361-2841-6555-9725-5381

Property type

Mid-floor flat

Total floor area

33 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

