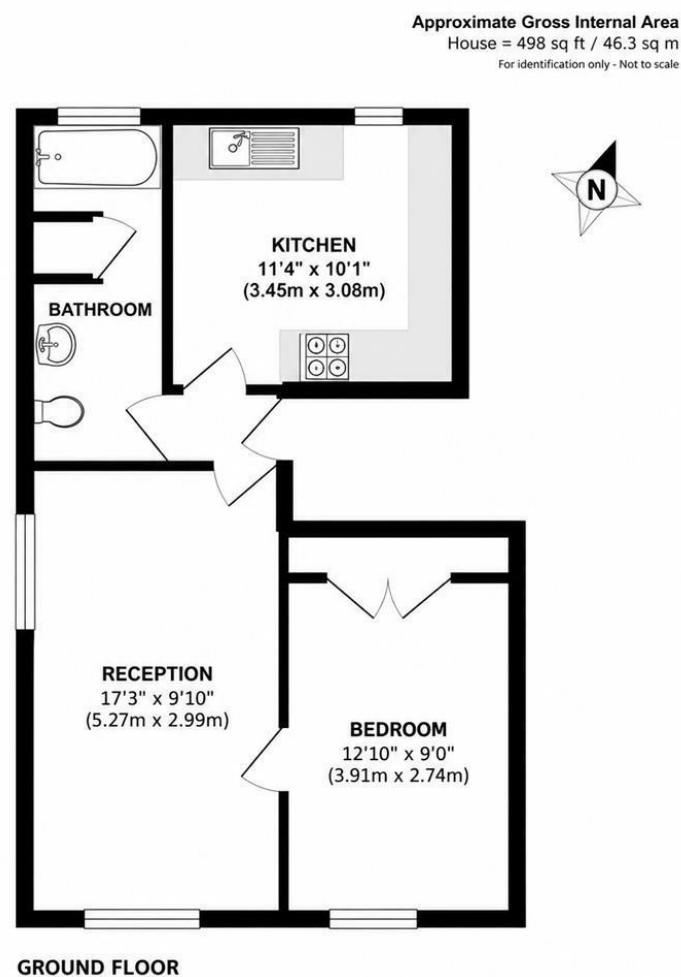


TO LET

Flat 2, 10 Scotland Street, Ellesmere, Shropshire, SY12 0EG



This floor plan is for identification purposes only and is not to scale.
All measurements are approximate and should not be relied upon.
Prospective purchasers should make their own enquiries.

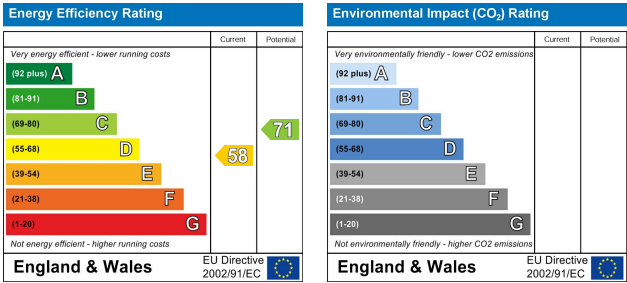


TO LET

£650 Per Calendar Month

Flat 2, 10 Scotland Street, Ellesmere, Shropshire, SY12 0EG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Oswestry (8 miles), Wrexham (12 miles) Whitchurch (13 miles), Shrewsbury (17 miles))

All distances approximate.

- Recently Modernised
- Very Well Presented
- Generously Proportioned
- Top Floor
- Available Long Term

DESCRIPTION

The property occupies a particularly convenient setting within the heart of the popular lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent Stores. The town lies within easy reach of the larger market towns of Oswestry and Whitchurch, and around 30 minutes to north of the county centre of Shrewsbury which, between them, provide a more comprehensive array of attractions.

Flat 2 is situated on the second floor and offers views along Scotland Street and the heart of the town.

The property has recently undergone comprehensive refurbishment and now benefits from well presented and deceptively spacious living accommodation, alongside new decor and flooring throughout, these complemented by an attractive kitchen and modern bathroom suite.

PARKING

Parking can be found throughout the town, with permits available.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.

W3W

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HOLDING DEPOSIT

A holding deposit equal to one week’s rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held with the DPS.

A deposit free option is available via Reposit.

SERVICES

The property is served by mains water, drainage, and electric.

TERMS

The property will be offered on an APT with longer term tenants preferred.

Pets to be declared prior to viewing.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

