



MORRIS MARSHALL & POOLE

Chartered Surveyors
Auctioneers
Estate Agents
Established 1862
www.morrismarshall.co.uk



Flat 2 19 Upper Church Street Oswestry, SY11 2AA

- 1 Bedroom First Floor Flat • Sitting Room, Kitchen • Bathroom • Electric Heating • Convenient for The Town Centre. • Full Time Employment • No Pets • Energy Efficiency Rating = 63 •



£240 PCM

Oswestry Office 01691 679595 oswestry@morrismarshall.co.uk

The Accommodation Comprises:

Living Room: 2.55m x 3.20m (8'4" x 10'6") With storage heater.

Kitchen: 3.12m x 2.06m (10'3" x 6'9") With electric oven & hob. Space for washing machine & fridge.



Bedroom One: 3.41m x 2.98m (11'2" x 9'9") With storage heater

Bathroom:

Additional Information: Tenants must be fully employed (retired applicants will be asked to provide proof of pension income).

No Pets.

Available after 16th November 2016.

On commencement of the Tenancy this property will be managed by the Landlord.

Services: The tenant will be responsible for paying:

- 1.Council Tax Band (A)
- 2.Water/Drainage Charges
- 3.Electricity
- 4.Gas/Oil or any other fuel charges.
- 5.Telephone
- 6.Contents Insurance (an insurance policy must be made available to the agents within 14 days of entry)

Term: 6 Months Assured Shorthold Tenancy.

Energy Performance Certificate: A full copy of the EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/8084-7829-1340-6835-6922>

Rental: £240 per calendar month, payable monthly in advance.

Deposit: £340 required prior to the commencement of the tenancy.

Lease Fee: £150 including VAT is required prior to the commencement of the tenancy.

Rental Payments: After the initial first months rental all subsequent payments to be made by standing order.

Viewing: Strictly by appointment through the Letting Agents.
Oswestry Office - 01691 679595

Inspections: Periodic inspections of the property will be made throughout the term of occupation.

Application Forms: Each prospective tenant will complete an application form together with paying the £40 associated fee to provide the Agents

with a credit reference. Proof of residency (a recent utility bill/bank statement showing current address) must also be provided with the completed application forms.

Please Note: The application form does not constitute a contract or part of one.

Directions: Leave the office proceed to the traffic lights, continue over the traffic lights onto Upper Church Street. The property is on the left hand side opposite Penylan Lane.

Note: IT IS IMPORTANT THAT YOU INSPECT A PROPERTY BEFORE ENTERING INTO A TENANCY AGREEMENT. IF THERE ARE ANY MATTERS OF CONCERN THESE SHOULD BE BROUGHT TO OUR ATTENTION BEFORE TAKING UP OCCUPATION. WE CANNOT INSTIGATE IMPROVEMENTS TO OUR CLIENTS PROPERTIES ONLY ESSENTIAL REPAIRS. IF A PROPERTY FAILS TO MEET YOUR EXPECTATIONS YOU WILL BE LEGALLY BOUND TO MEET YOUR CONTRACTUAL REQUIREMENTS FOR THE WHOLE TERM OF THE TENANCY.

Website: To view a complete listing of properties available for Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.