



Park Lane House, 7 High Street,
Welshpool, Powys, SY21 7JP

A deceptively spacious, renovated first floor flat in a secluded location yet central to the town of Welshpool with all the usual amenities within walking distance.
Council Tax Band B.





1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s

- First floor flat
- Central location to town centre
- Mains Electricity, Water and Drainage
- Views towards Powis Castle Park
- 1 bedroom
- Council tax band: B

ACCOMMODATION

Middle Flat is a first floor flat forming part of the much larger Park House. It is approached via a communal Entrance Hall and attractive cantilevered staircase. The flat has been refurbished to a very high standard including oak doors in many of the rooms. It provides for; Entrance Hall with Cloakroom, large Reception Room with ample space for a Dining Area, fitted Kitchen with base units, granite effect work surfaces, electric "Lamona" four ring hob and cooker, 'Belfast' sink with hot and cold mixer tap, Bathroom with WC, wash hand basin, bath with shower unit, Master Bedroom with fitted cupboards. From the bedroom there is access to a high level sun terrace. The property benefits from mains gas central heating with ample radiators in all rooms.

TERMS

Rent £435 per calendar month. Deposit £600. Minimum 6 month tenancy. First months rent payable in advance. Tenancy Agreement Fee £100 + VAT per applicant (reduced rate of £140 for two applicants) Sorry No

Smokers, No DSS, No Pets.

SERVICES

Mains Gas Central Heating, Main Electricity, Water and Drainage. None of these services have been tested. Council Tax Band; B. EPC Rating; E.

VIEWING

Strictly through the Agents; Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH.

Telephone (01938) 555 552 - Fax (01938) 554 891

DIRECTIONS

From the Estate Agents Office proceed up the main High Street passing the Town Hall on your right hand side, there is a left turn into Park Lane; just beyond an antique shop. Park House is the large white building at the junction between the High Street and Park House. Middle flat is accessed via a courtyard off Park House.

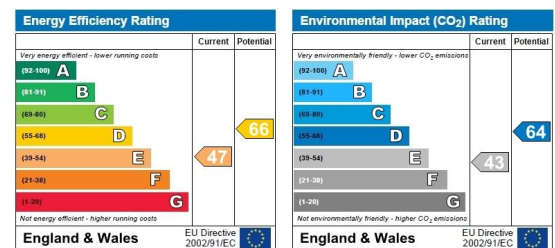
SITUATION

Regarded as the gate way to Mid Wales, Welshpool caters for all local needs and offers a wide range of business, recreational, educational and sporting facilities. The property is an excellent commuting property allowing easy access to the Welshpool bypass and on to Oswestry, Chester, Shrewsbury and M54 network.

Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



01938 555 552

Welshpool office:

Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH
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