

FOR SALE

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



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£435 PCM

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Welshpool, Powys, SY21 7JP

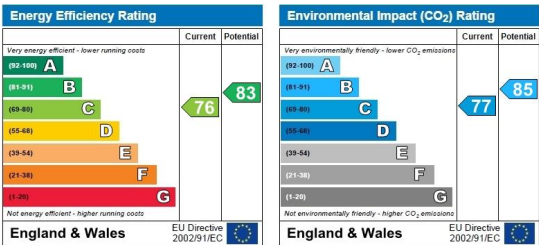
A deceptively spacious refurbished second floor flat in a secluded location yet central to the town of Welshpool with all the usual amenities within walking distance. The property is full of character retaining many of its original period features, such as Oak flooring and exposed ceiling beams. The accommodation briefly comprises; Entrance Hall, Space for Study, Spacious Open Plan Sitting, Dining Area and Kitchen, Shower Room, Bedroom.



**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.

Energy Performance Ratings



01938 555 552

Welshpool office:  
Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH  
E. welshpool@halls.gb.com



OnTheMarket.com

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### ACCOMODATION

Top Flat is a second floor flat forming part of the much larger Park Lane House. It is approached via a communal entrance hall and attractive cantilevered staircase to the first floor, and then via a second staircase to the second floor. The flat has been refurbished to a high standard including Oak doors and flooring, attractive exposed brickwork and a well fitted out kitchen and bathroom. It provides for; entrance hall with sufficient space for a small study area, storage cupboard, large open plan sitting room with original Oak flooring and feature fireplace (not in use), dining area with Oak flooring, fully fitted kitchen with extensive range of base units and laminate work surfaces, electric 'DeLonghi' five ring

hob and oven below, dishwasher, fridge, freezer, 'Belfast' sink unit with hot and cold mixer tap, storage cupboard, further cupboard housing 'Bosch' washing machine, shower room with WC, wash hand basin, shower cubicle with wall mounted 'Mira' shower, cupboard housing 'Vaillant' gas fired central heating boiler, bedroom with built in drawer unit. From the bedroom there are lovely views out to Powis Castle parkland. The property benefits from mains gas central heating.

### TERMS

Rent £425 per calendar month. Deposit £425. 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



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

of these services have been tested. Powys County Council. EPC Rating- C.

### 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 Lane House is the large white building at the junction between the High Street and Park House. Top 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 a excellent commuting property

allowing easy access to the Welshpool by-pass and on to Oswestry, Chester, Shrewsbury and M54 network.