

TO LET



1



1



1



Wyle Cop, Shrewsbury, SY1 1UX
£625 Per Calendar Month

Property Description

This is a stunning one bedroom duplex apartment offering character and superbly presented accommodation with a wealth of exposed beams. Situated in the heart of the town which offers a wide range of restaurants and well regarded bars.

The apartment has an intercom security entrance system leading up to the private entrance with hall, the living room/kitchen is a lovely room with exposed beams and a well fitted kitchen/breakfast room which has a range of integrated appliances, from the hall is a modern shower room with an attractive white suite.

Stairs lead to the bedroom which is a beautiful room being of an excellent size with exposed timbers and a real feature of the apartment.



Accommodation

LIVING ROOM/KITCHEN

5.9m x 3m (19'4" x 9'10")

SUPERB BEDROOM

6.1m x 2.9m (20'0" x 9'6")

SHOWER ROOM

Floor Plan: Wyle Cop, Shrewsbury, SY1 1UX



**AWAITING
FLOOR PLAN**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



PAYMENT OF RENT AND SERVICES DURING YOUR TENANCY

A standing order must be set up with your Bank or Building Society to pay your rent.

It is your responsibility, as the tenant, to ensure that this standing order is set up in readiness for the rent to be paid.

Rent is to be paid every month on the date stated in the tenancy agreement. Unless stipulated in the Tenancy Agreement you will also be responsible for the payment of all utility bills during your tenancy.

IDENTIFICATION

You will be required to supply with this application form two forms of identification plus 3 months Bank Statements.

One must be a photo identification consisting of either Passport or Photo Driving License, the second must be either a Birth Certificate, Utility Bill, Bank Statement and be no older than within the last three months. This must be supplied for each applicant.

METHODS OF PAYMENT AND WHEN TO PAY

We will advise you in advance regarding the total amount that you will be required to pay before moving into the property. Payment for the first month's rent and security deposit **MUST** be paid 5 working days prior to the move in date by Bank Transfer to D B Roberts & Partners Ltd Client Premium Account. Sort Code 20 85 46 Account No. 40178683 quoting the property address.

We do not accept payments in cash. Any queries please contact our Applications Department on **01952 254001**.

Rent is to be paid every month on the date stated in the tenancy agreement. Unless stipulated in the Tenancy Agreement you will also be responsible for the payment of all utility bills during your tenancy.

If you are interested in Letting this property, please visit dbroberts.co.uk and download an application form.

Lettings - DB Roberts

6 Oxford Street, Oakengates, Telford, TF2 6AA

To book a viewing
Call us on **01952 291622**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

