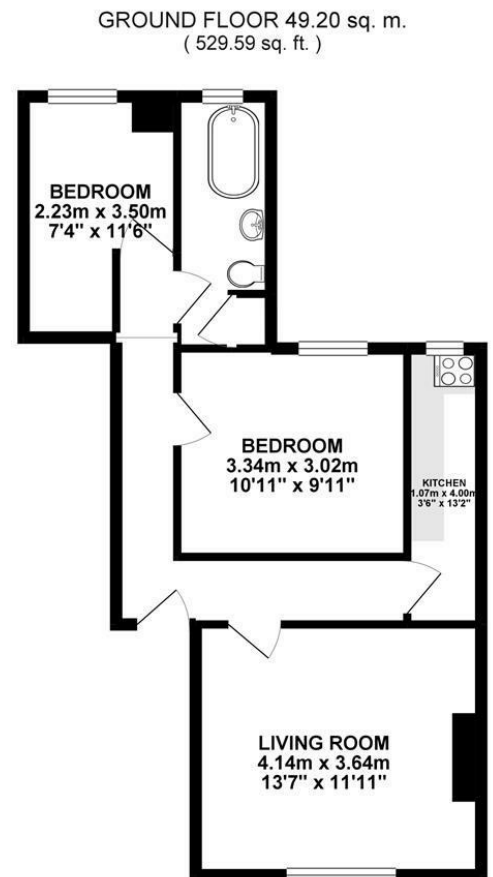


TO LET

Flat 7b Talbot Street, Whitchurch, SY13 1PT



TOTAL FLOOR AREA: 49.20 sq. m. ( 529.59 sq. ft. ) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given to their quantity or efficiency can be given.  
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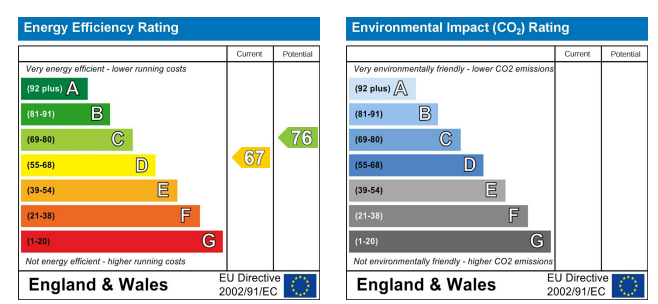
TO LET

£550 Per Calendar Month

Flat 7b Talbot Street, Whitchurch, SY13 1PT

**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.



A deceptively spacious two-bedroom first floor apartment conveniently situated in a popular location within the heart of the thriving market town of Whitchurch.



01691 622602

**Ellesmere Lettings**  
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmerelettings@hallsgb.com



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- First Floor Apartment
- Deceptively Spacious
- Modern Bathroom
- Period Building
- On-Street Parking
- Convenient Location

**DESCRIPTION**

7b Talbot Street occupies a particularly convenient position within the heart of the thriving and increasingly popular market town of Whitchurch, which boasts a range of amenities, including Supermarkets, Schools, Restaurants, Public Houses, Medical Facilities, and a range of independent Shops.

The surrounding county centres of Shrewsbury, Wrexham, and Chester all lie within a comfortable distance and enjoy a more comprehensive offering, including cultural and artistic attractions.

The town provides easy access to the wider area via its central train station and both the A41 and A49, which skirt the town.

7 Talbot Street is an attractive period buildings which has been divided into three comfortably sized apartment, with a communal front door leading into a stairwell that allows access into each of the three apartment.

7b is positioned to the first floor and boasts a deceptive level of internal accommodation, with a spacious Living/Dining Room complemented by two Bedrooms, a galley Kitchen, and a modernised Bathroom.

On-Street parking is available close by with a number of car park arranged throughout the town.

**THE ACCOMMODATION COMPRISES**

- Living Room: 4.14m x 3.64m
- Kitchen: 1.07m x 4.00
- Bedroom One: 3.34m x 3.02m
- Bedroom Two; 2.23m x 3.50m
- Family Bathroom:

**TERMS**

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

**HOLDING DEPSOT**

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 by the DPS.

**SERVICES**

The property is served by mains water, drainage, electrics, and gas.

**LOCAL AUTHORITY**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

**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.

