



34 Rowland Court, Abbey Foregate

Shrewsbury, SY2 6BW

£1,200 PCM



Description

An excellent home providing spacious and versatile family accommodation over three floors. With a light Reception Hall opening from Abbey Foregate with large storage cupboard and Cloakroom and an excellent Living/Dining/Kitchen with range of appliances on the Ground Floor. On the First Floor is a lovely and light Lounge with two sets of french doors opening onto Juliette style balconies and providing outlooks along Abbey Foregate, there is also a Bedroom/Study and staircase continuing to the Second Floor where a Principal Bedroom with en suite Shower Room, Guest Bedroom and Bathroom will be found. The property has the benefit of two allocated parking spaces and enclosed Rear Gardens.

IMPORTANT NOTICE

Information for tenants:

Rent: £1200 per calendar month

Deposit: £1384 Monks have considered that the deposit for this property is Equivalent to 5 weeks rent

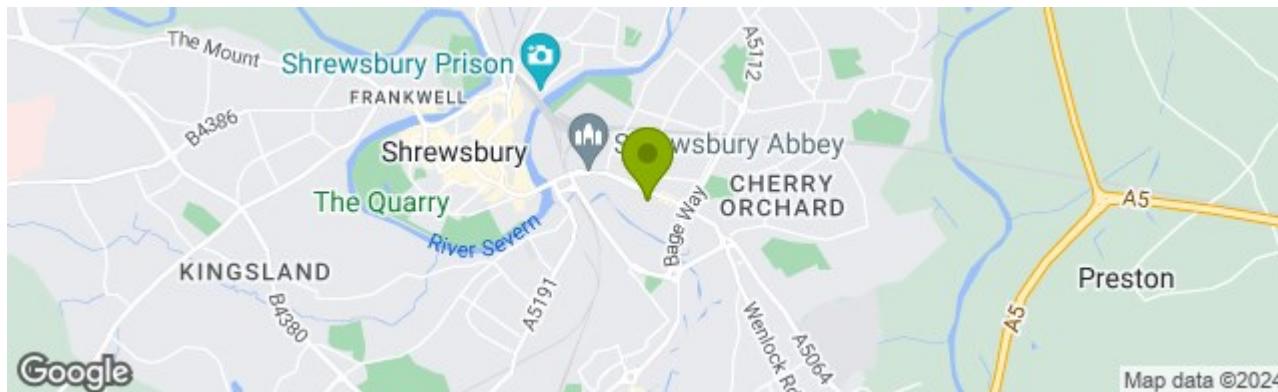
Holding Deposit: £276 Equivalent to 1 Weeks Rent

Council Tax Band: C Please confirm the Council Tax band via Shropshire Council

Term: Assured Shorthold Tenancy for a minimum period of 6 months

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available



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 **RICS**
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95	
(81-91)	B	86	
(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	
England & Wales		EU Directive 2002/91/EC	

The Wellington

