

**8 St. Mary's Street,  
Newport,  
TF10 7AB**

**£525 PCM**



A characterful second floor flat situated in the centre of Newport within walking distance of all its local amenities.

The property briefly comprises to the first floor communal landing and entrance into the flat with stairs leading to the second floor. To the second floor sitting room, bedroom, kitchen and bathroom with shower over. Outside one allocated parking space.

Electric heating. Available immediately.

Rent: £525pcm

Deposit: £605.76 (5 weeks)

**Holding Deposit:** ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

**EPC:** D (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

**Council Tax Band:** A (Telford and Wrekin Council)

**Term:** Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

**Utilities:** Mains electricity, water and drainage. Electric heating.

**Broadband:** Up to 1000mbps

**Mobile Signal/Coverage Indoors:** EE Likely, O2 Limited, Three Limited, Vodafone Limited

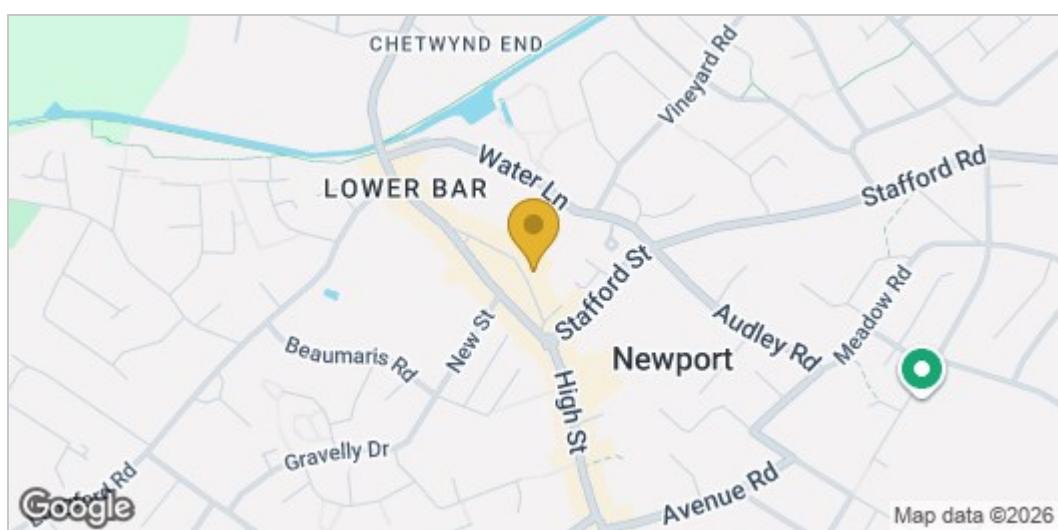
**Mobile Signal/Coverage Outdoors:** EE likely, O2 Likely, Three Likely, Vodafone Likely

**Parking:** One allocated parking space

**Flood Risk:** Rivers & Seas – No risk

**Coastal Erosion Risk:** None in this area

**Coalfield or Mining Area:** None in this area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.