

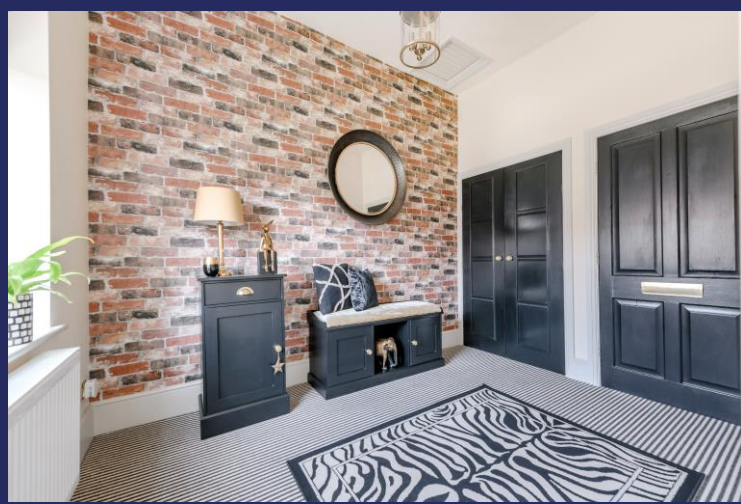


10 Weald Moors Park, Preston Upon The
Weald Moors, TF6 6DQ

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10 Weald Moors Park, Preston Upon The Weald Moors, Leasehold – Offers in the Region of TF6 6DQ £390,000



Features

- Grade 1 Listed First Floor Apartment
- Three Bedrooms
- Entrance Hall
- Kitchen Breakfast Room
- Lounge, Sitting Room

En-Suite to Main Bedroom and Family Bathroom

Store Room, Garage

Communal Gardens and Plenty of Visitor Parking

Leasehold. Service Charge is Currently £1,519.50 Per Half Year

Council Tax Band C, EPC Rating N/A



BRIEF DESCRIPTION

Situated within a magnificent Grade I listed residence, No. 10 offers a substantial first-floor Apartment with stunning views of the garden quadrangle at the front and expansive gardens at the rear. A charming open wooden staircase, for the exclusive use of this apartment, leads to a spacious Entrance Hall. From here, a Long Hallway flows into the attractive Sitting Room, modern and stylish Kitchen/Dining Room, and a characterful Lounge, all filled with light and charm. The property features Three Double Bedrooms, including a Main Bedroom with fitted wardrobes and an En-Suite Bathroom, as well as an additional beautifully designed Bathroom.



The current owners have thoughtfully infused modern elegance into this character-filled home, which sits within approximately Two Acres of Communal Gardens. The property also includes Secondary Glazing, Garage, Parking, and several Guest Spaces for Visitors. Situated in a picturesque village, it is just a short drive from Telford and its extensive amenities.

LOCATION

The beauty of this property lies in the peaceful location, with close access to countryside walks. Being ideally placed for the local market towns of both Wellington and Newport, with their excellent schools and further/higher education facilities, and within easy reach of the larger retail facilities and amenities of Telford. Preston upon the Weald Moors is the ideal location for families and professionals alike. There is a local railway station at Wellington as well as the mainline railway station in Telford Town Centre and with the M54 being approximately 6.5 miles away (with its links to the M6 and Shrewsbury), the location is ideal for commuting.



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PET POLICY: There is a two pet policy for Weald Moors Park. Therefore all owners can have a maximum of two pets.

HISTORY OF THE PROPERTY: Grade I Listed 'Preston Hospital' built in 1726. This Georgian 'hospital' was built by the Preston Trust Homes to be used as Alms Houses, from monies bequeathed by Lady Catherine Herbert on land which her brother, Lord Torrington, donated. These Alms Houses were originally built for retired ladies, who resided in apartments in the west side of the building, but later on, girls between the ages of ten and sixteen were welcomed to live in the east side, where they were schooled and taught domestic skills. The central Hall, joining the two main wings, is a most impressive part of the building and was originally intended as a school room and chapel. In the early 2000's, Shropshire Homes sympathetically developed this estate, transforming the main Alms House quadrangle into four luxury houses and six apartments. additional parking space to the north east of the development). As well as this conversion, there are nine further buildings on the estate,

TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From the direction of Newport on the A518 once you reach the Clock Tower Roundabout, take the third exist and continue along Station Road. When you reach the mini roundabout take the second exist into Humber Lane. Continue in the direction of Horton then take the right hand turn for Preston Upon the Weald Moors. Continue for approximately half a mile and with the church on your left take the left hand turning. Continue into Weald Moors Park until you reach the sign that states Weald Moors Park 17-20. Continue over the cattle grid and parking is at the bottom on the left hand side.

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING - N/A

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. We confirm the Lease started on the 1st January 2004 and was for 199 years. There are 179 years left on the Lease.

GROUND RENT: We confirm there is a Peppercorn rent on the property.

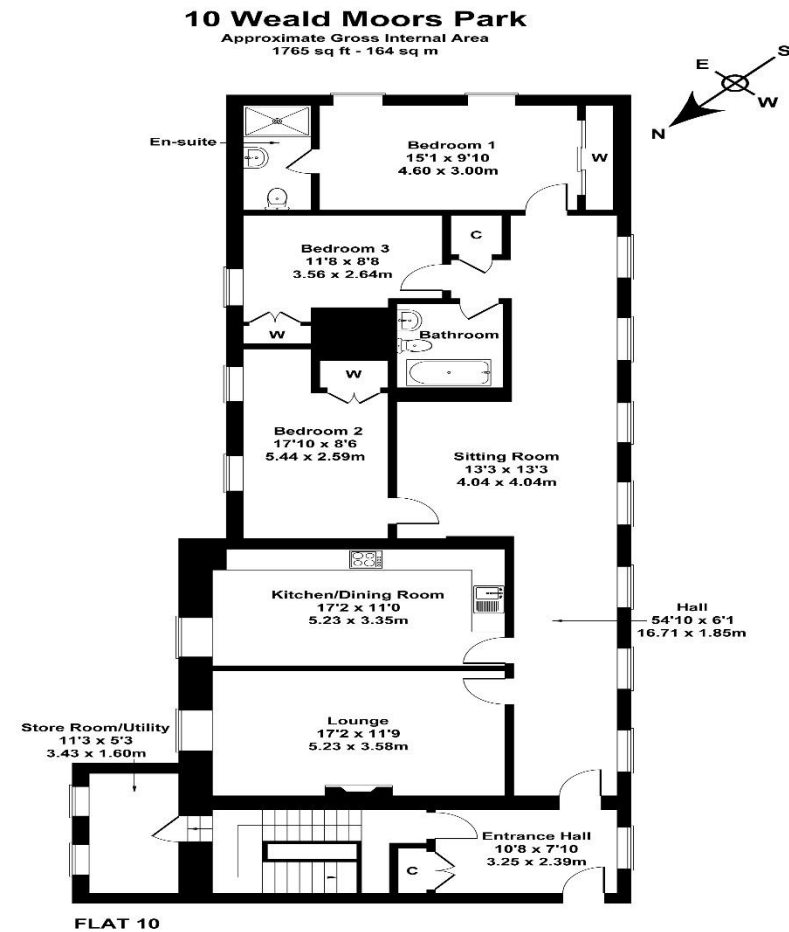
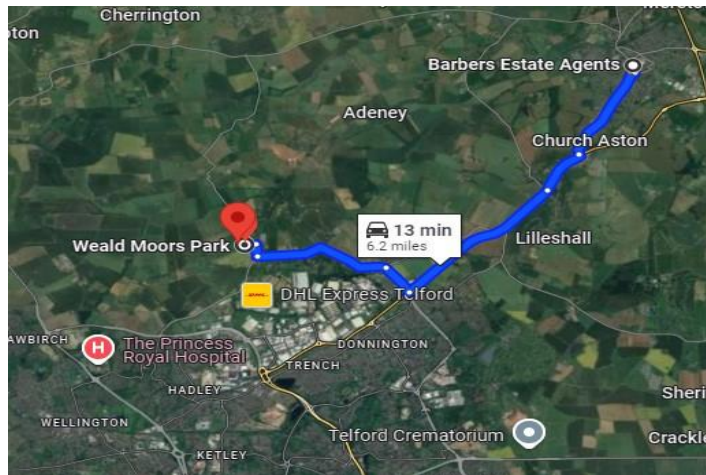
SERVICE CHARGE: We confirm there is a service charge on the property which is currently £3,093.00 per annum. This works out at £1,519.50 payable half yearly. Service charges include external building maintenance such as painting and repairs along with buildings insurance, ground maintenance and exterior lighting

METHOD OF SALE: For Sale by Private Treaty.



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Not to Scale. Produced by The Plan Portal 2024
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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