



Helping *you* move



### 53 Sandiford Crescent, Newport, TF10 7QW

A well presented 2nd Floor Apartment offering spacious accommodation and situated within walking distance of Newport Town Centre. The Apartment has Two Bedrooms, good sized fitted Kitchen, spacious Lounge with lovely Balcony and Bathroom together with Gas Central Heating and UPVC Double Glazing.

Offers in the Region of  
**£115,000**



# 53 Sandiford Crescent, Newport, TF10 7QW

## Overview

- An Immaculately Presented Second Floor Apartment
- Located within Walking Distance of Newport Town Centre
- Two Bedrooms
- Communal Entrance with Intercom System, Stairs and Landing Lead to Apartment
- Kitchen with Shaker Style Units
- Lounge Dining Room with Balcony
- Bathroom
- Leasehold
- Service Charge is Currently £105.58 Per Month
- Ground rent is Currently £10.00 Per Annum
- EPC Rating - C, Council Tax Band A



## BRIEF DESCRIPTION

An immaculately presented 2nd Floor Apartment offering very spacious accommodation and situated within a short walk of Newport Town Centre.

The Apartment has the following accommodation, Entrance Porch, with storage cupboard, very spacious Lounge with access to Balcony, good sized fitted Kitchen, Inner Hall with access to 2 Bedrooms and Bathroom, together with Gas Central Heating and UPVC Double Glazing.

## LOCATION

The property is just 0.4 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts  
01952 820 239

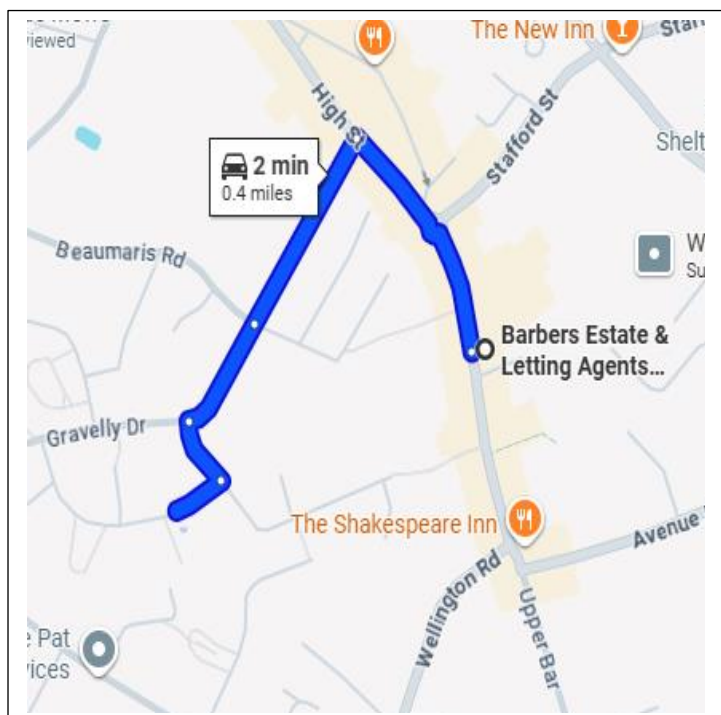


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**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



**DIRECTIONS:** From our Office in the High Street, head North on the High Street, at the roundabout go straight over, turn left onto New Street and continue onto Gravelly Drive. Turn left onto Sandiford Crescent and the property will be located on the left. The Apartment is located on the second floor.

**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.

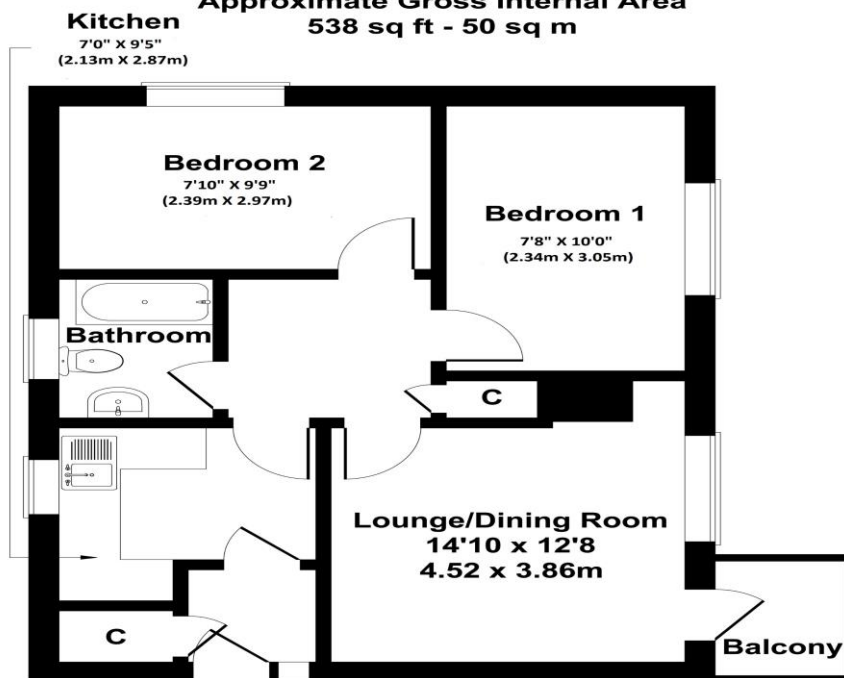
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact 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.

**SERVICE CHARGE:** We confirm there is a monthly service charge on the property for the upkeep of the communal areas which is currently £105.58 per month - £1,266.96 per annum. There is also a ground rent fee payable and this is currently £10 per annum.



## 53 Sandiford Crescent

Approximate Gross Internal Area  
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



### Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

**Barbers**

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 purposes 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.