



Withering Close, Wellington, Telford  
Offers in the region of £104,995



Peter Richardson Estates



# Offers in the region of £104,995

Two bedroom ground floor apartment with allocated parking available for sale with no upward chain.

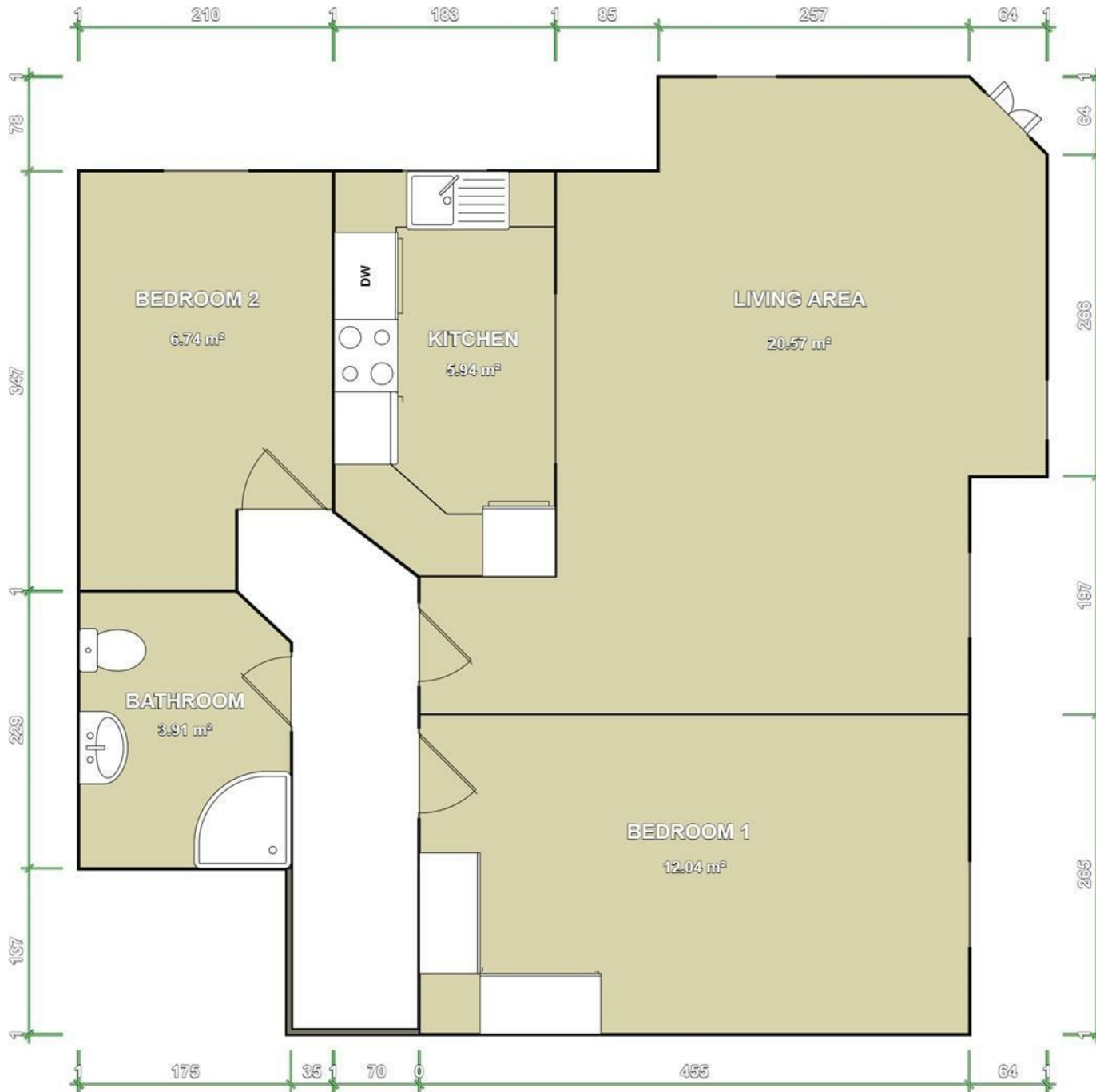
This lovely property is simply comprised of one double bedroom with built-in wardrobes, one single bedroom, large spacious living room with French patio doors leading out towards the rear of the building, a, good size bathroom and modern kitchen complete with integrated oven, hob, fridge, washing machine, and dishwasher. The apartment also benefits from gas central heating and double glazed windows. Located ideally near local shops and amenities as well as benefiting from Telford College, Wellington Railway Station, M54 link and Princess Royal Hospital all being near by.

The property is currently tenanted with a monthly rent of £640.00, however it can be sold with vacant possession.

92 Years remaining on the lease.  
Service charges are £90.00 per month.  
Ground rent is £100.00 per annum.

Please contact us on 01952 588807 to arrange a viewing.





Peter Richardson Estates Limited

10-12 Hills Lane Drive  
 Madeley, Telford  
 TF7 4BP

01952 588807  
 telford@peterrichardsons.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		78	79		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	