



Queens Court, Madeley, Telford  
Offers in the region of £75,000



Peter Richardson



# Offers in the region of £75,000

\*\*\*ATTENTION INVESTORS\*\*\*

Well presented two bedroom flat with private entrance located in Madeley of Telford with tenants in situation paying £550.00 per month.

This lovely property is simply comprised of two good size bedrooms, large spacious living room, good size bathroom and modern style kitchen.

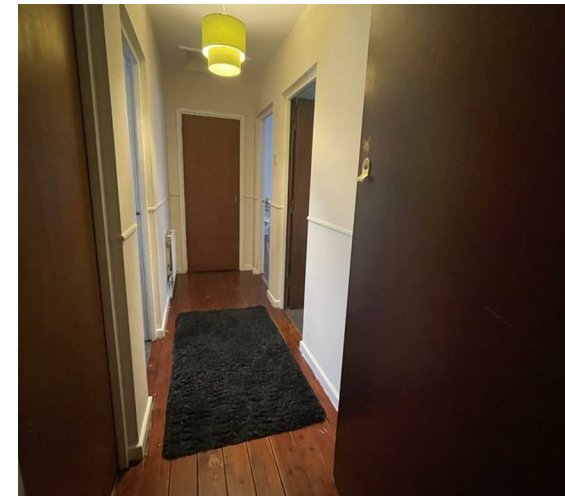
This flat benefits from gas central heating and communal parking. Located close to local amenities and a large open playing field.

68 Years remaining on the lease.

Service charges are £1000.00 per annum, split in to 2 payments every six months.

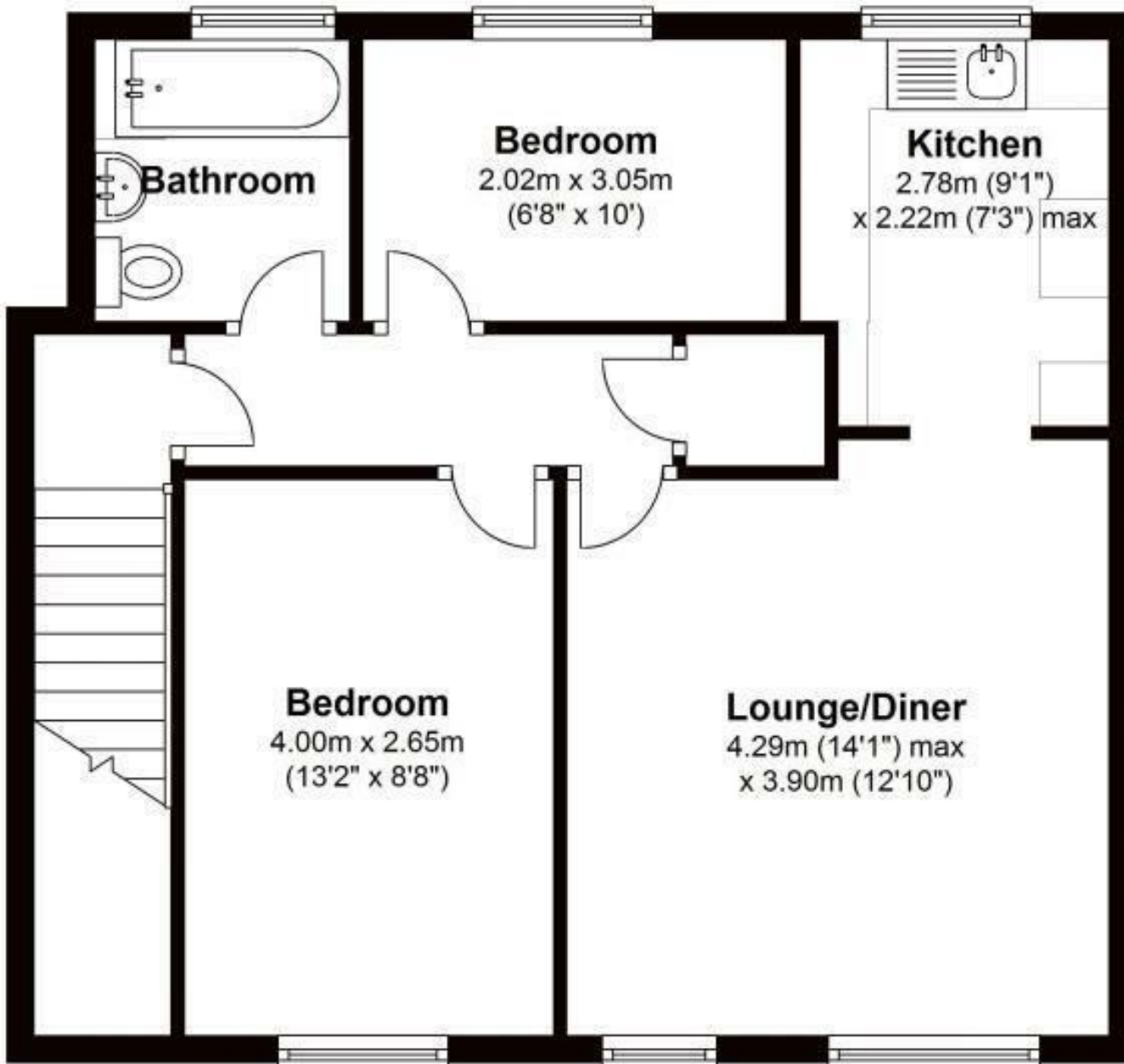
Ground rent is £50.00 per annum.

This is a must see property, viewings are arranged by appointment only.



# First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	74	75	79
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>			