



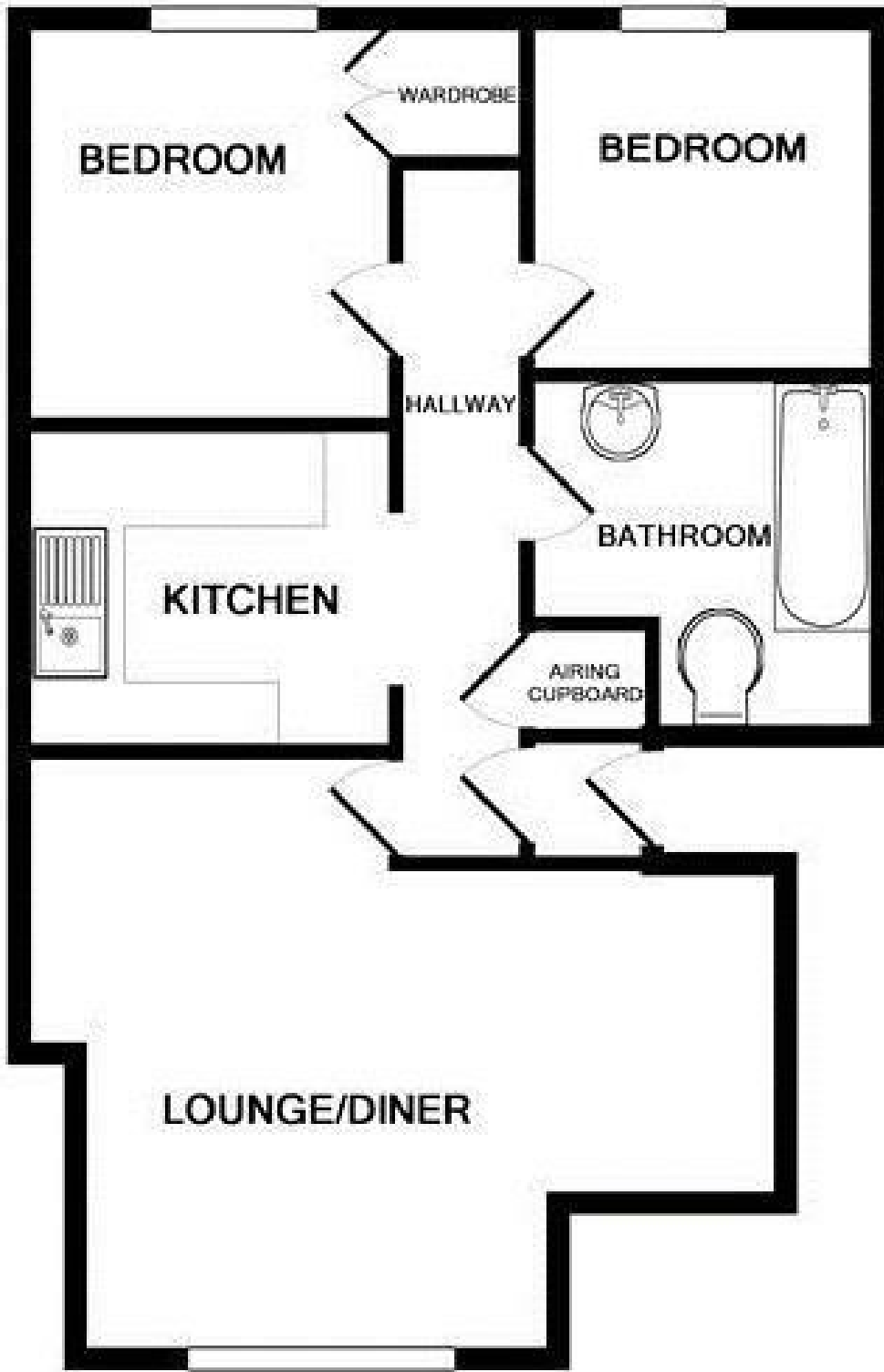
## **6 Charlecote Park, Telford, Shropshire TF3 5HB** **Offers in the region of £70,000**

The opportunity to acquire a first floor apartment situated within a quiet location. The property comprises of an entrance hallway, spacious lounge, kitchen with fitted appliances, two bedrooms and a family bathroom.

This property is situated within a secure building block with parking available for residents. Located within walking distance from Newdale Primary School which is very popular amongst young families, whilst also offering excellent rail, bus and car transport links.

The apartment has a 99 year lease from 1991 with a service charge payable of £1380.00 per annum.  
**CURRENTLY TENANTED AT A RENT OF £550 PCM.**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	81
	EU Directive 2002/91/EC		

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