

# AMILIA TERRACE

THE LAWNS | TF1 3AQ



**FOR SALE**  
Offers in the Region Of  
**£155,000**  
Leasehold



- Two Bedroom Duplex Property
- Currently rented at £650 per calendar month
- Open plan living kitchen dining
- Close to Telford Hospital
- Energy Rating : C
- Bathroom with shower
- 2 Parking spaces
- Garden for BBQ's
- Gas Central Heating
- Walking distance of town centre



### Mannleys Sales & Lettings

23A Market Street, Wellington,  
Telford, TF1 1DT

**01952 245 064**

[info@mannleysproperty.co.uk](mailto:info@mannleysproperty.co.uk)  
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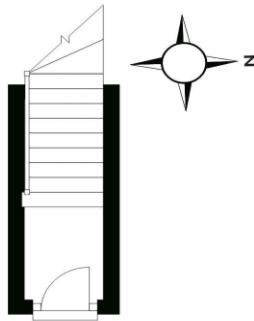
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.





A fantastic opportunity to purchase this two bedroom duplex property with tenant insitu paying a rent of £650 per calender month. The property is ideally placed for Wellington town centre, hospital and train station and is situated in a quiet and select location. The property offers good open plan living accommodation and briefly comprises: open plan lounge and dining room through to a fully fitted kitchen which has oven, hob and extractor, dishwasher, and washer dryer. To the first floor are two bedrooms and bathroom with shower. There is a small lawned garden and two allocated parking spaces. There are no services charges with this property, and there is a annual peppercorn rent of £10.00.

**Ground Floor**  
Approx. 1.3 sq. metres (13.5 sq. feet)



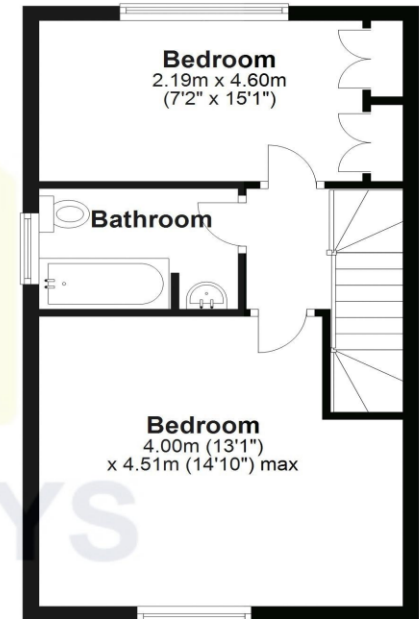
**First Floor**

Approx. 39.3 sq. metres (422.9 sq. feet)



**Second Floor**

Approx. 36.6 sq. metres (394.1 sq. feet)



**Total area: approx. 77.2 sq. metres (830.5 sq. feet)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary. This floorplan is owned by Mannleys Sales & Lettings and is not to be used or republished by another agent. Plan produced using PlanUp.

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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		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>		81	(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		80	(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		
England&Wales	EU Directive 2002/91/EC		England&Wales	EU Directive 2002/91/EC	

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