

# REDLANDS ROAD

HADLEY | TF1 5LW



**FOR SALE**

Offers in the Region Of

**£115,000**

Leasehold



- Investment Opportunity - Tenanted at £650 pcm
- Stunning top Floor Apartment with Potential For Extension
- Superb Open Plan Kitchen/Dining/Sitting Room with Far Reaching Views
- Master Bedroom with en-Suite Shower
- Guest Bedroom & Family Bathroom
- Entrance Hallway & Useful Large Entrance Hallway
- Allocated Parking
- Electric Heating
- Yield of Approximateley 6.26%
- Great views over the local area



### Mannleys Sales & Lettings

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

**01952 245 064**

info@mannleysproperty.co.uk  
mannleysproperty.co.uk

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.



\*\* IDEAL INVESTMENT OPPORTUNITY GIVING A YIELD OF 6.78% \*\* Superb investment opportunity this spacious two double bedroom top floor apartment currently tenanted at £650 pcm giving a yield of approximately 6.78%. The apartment comprises a useful large reception entrance hallway, master bedroom with en-suite shower, guest bedroom, bathroom and a superb open plan lounge/kitchen/dining room. The apartment has many unique features and enjoys stunning far reaching views, the apartment benefits from electric storage heating, double glazing, allocated parking and planning approval was passed to create an additional reception room or bedroom in the space above the Lounge outline planning had been granted and has now lapsed and would need to be re obtained if required.



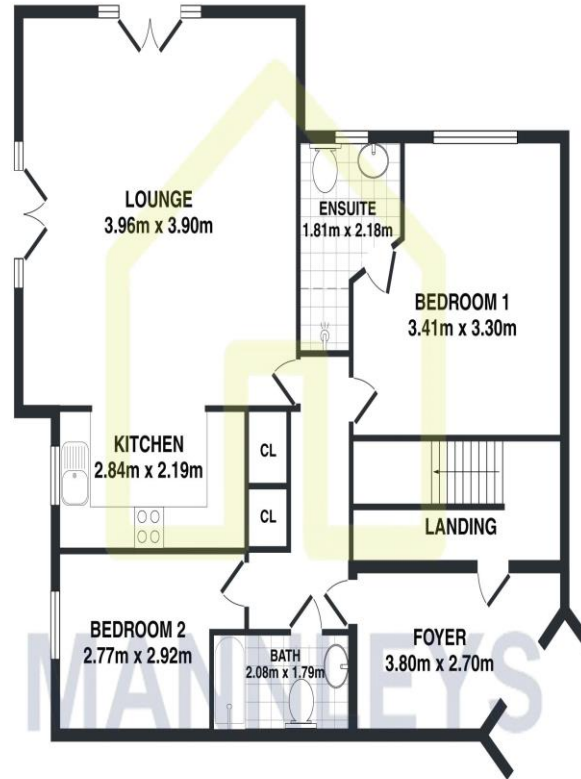
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**Total area : approx. 58.9 sq. meters (633.9 sq. feet)**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
*Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	63

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