



# EAGLE COURT

WELLINGTON | TFI 3DR



**FOR SALE**

Offers in the Region Of  
**£85,000**  
Leasehold



**MANNLEYS**

- Spacious First Floor One Bedroom Apartment
- Established Location - Walking Distance to Wellington Town Centre & Train Station
- Ideal First Time Purchase or Great Rental Investment (potential rent £550pcm)
- Good Sized Lounge/Dining Room
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Gas Central Heating & Double Glazing
- NO UPWARD CHAIN
- Council Tax Band - A



### **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.



**MANNLEYS**

This superbly spacious one bedroom first floor apartment is located in this highly popular established location that is walking distance to Wellington Town Centre and the train station. Offering an ideal opportunity for first time buyers or could make a fantastic rental investment with potential rental of £550pcm giving a yield of approximately 7.7%. The apartment comprises entrance hallway, sitting room/dining room, kitchen, double bedroom and a family bathroom. The property benefits from allocated parking, gas central heating, double glazing and has no upward chain. Lease remaining 66 years with a service charge of £65 per month (details provided by seller). Seller is prepared to extend the lease for the right offer.



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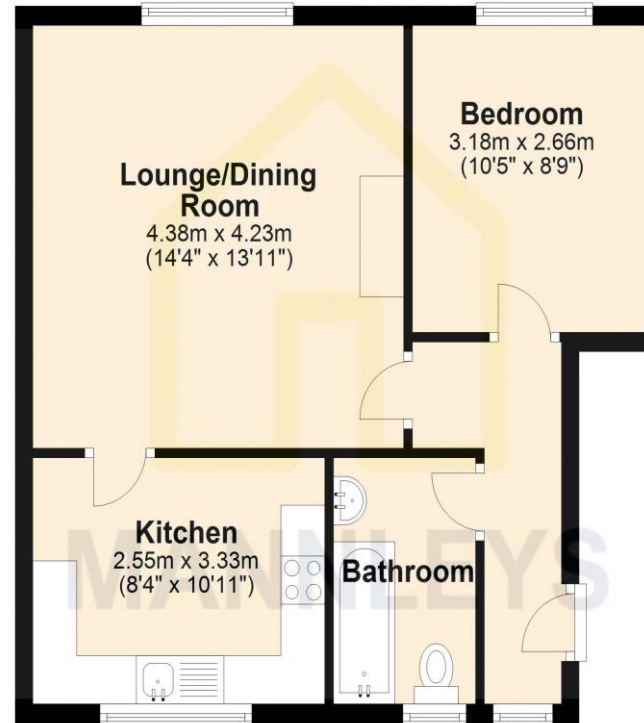
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## Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 45.4 sq. metres (489.1 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. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	63

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