



DELBURY COURT

DEERCOTE | TF3 2BS



FOR SALE
Auction Guide Price
£61,000



- Auction 2 bedroom mid-floor flat
- Local amenities and excellent road links
- 2 good sized bedrooms
- Large living room
- WC and separate bathroom
- Store rooms
- Gas central heating and double glazing
- Communal car park
- No Chain
- 90 Years left on lease approx. £10 Ground Rent per month approx. £74.26 per year approx.
- Council Tax Band - A



Mannleys Sales & Lettings

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

01952 245 064

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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.



Auction Guide Price £63,000

For Sale By Public Online Auction
UNCONDITIONAL LOT - Buyers Premium
Applies Upon the fall of the hammer, the
Purchaser shall pay a deposit and a 5%+VAT
(subject to a minimum of £5,000+VAT) buyers
premium and contracts are exchanged. The
purchaser is legally bound to buy and the
vendor is legally bound to sell the
Property/Lot. The auction conditions require
a full legal completion 28 days following the
auction (unless otherwise stated).

2 Bedroom mid-floor flat for auction. This
property is located in Hollinswood and offers
plenty of local amenities and excellent road
links. Inside it comprises; 2 good-sized
bedrooms, a large living room, a WC and
separate bathroom, a fitted kitchen and
multiple store rooms, gas central heating and
double glazing. Communal parking available.
Being offered with No Upward Chain.

90 Years left on lease approx. £10 Ground
Rent per month approx. £74.26 per year
approx.



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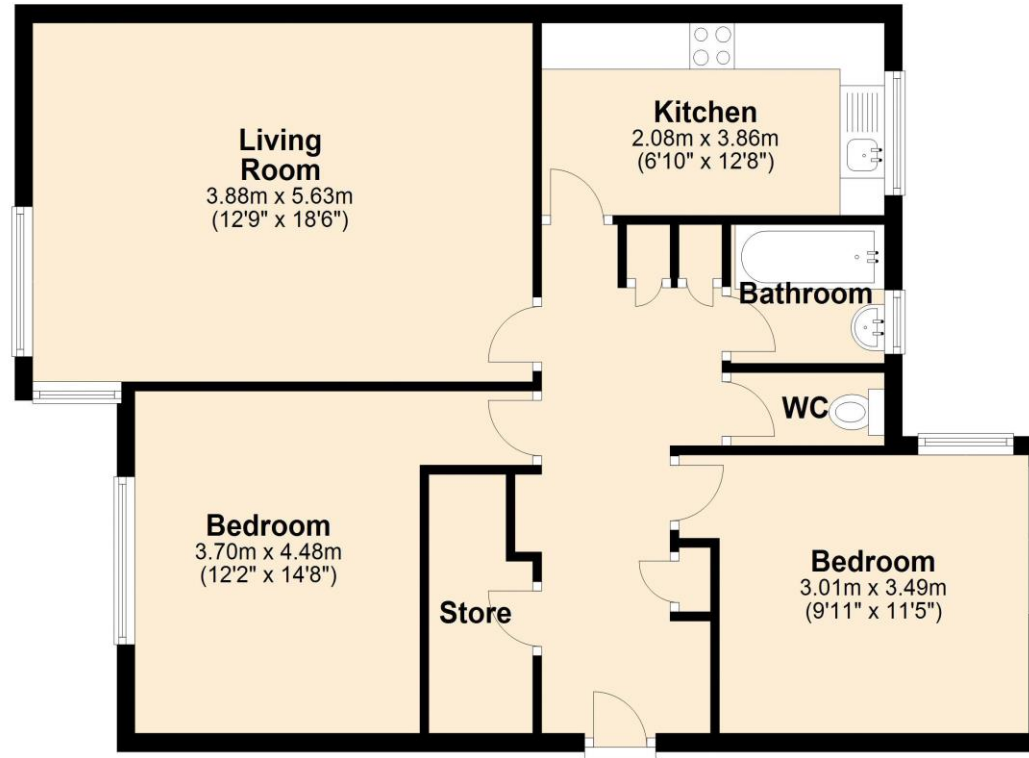
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Ground Floor

Approx. 74.1 sq. metres (797.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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