



# ASH LEA DRIVE

DONNINGTON | TF2 7QW



**FOR SALE**  
Offers in the Region Of  
**£75,000**  
Leasehold





- INVESTMENT OPPORTUNITY
- A top floor two bedroom leasehold flat
- Being sold with a tenant in-situ. Currently Rented out at £550 PCM offering a yield of 8.8% per annum.
- The flat offers access to a range of local amenities
- The large living room is perfect for various furniture arrangements and social gatherings, making it a standout feature of the flat.
- The presence of two comfortable bedrooms is a valuable feature, accommodating rest and relaxation for residents.
- The kitchen is thoughtfully arranged and equipped, allowing for easy access to appliances and fulfilling all cooking needs.
- 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**

**\*\* INVESTMENT OPPORTUNITY \*\***  
Being sold with a tenant in-situ.  
Currently Rented out at £550 PCM  
offering a yield of 8.8% per annum.

This inviting two-bedroom top floor leasehold flat offers a spacious living environment for its residents with whilst offering residents easy access to a range of local amenities.

Upon entering the flat, you are greeted by a modern layout that maximizes space. The design and arrangement of the kitchen allows for easy access to the appliances and all your cooking needs. The large living room is ideal for entertaining guests or relaxing with your family. It can easily accommodate a variety of furniture arrangements, including a comfortable seating area and a dining space.



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The flat boasts two well-proportioned bedrooms, offering comfortable spaces for rest and relaxation. The bathroom is divided into two separate areas—a full bathroom with a bathtub and sink, and a separate WC.

In summary, this top-floor two-bedroom flat offers a modern and spacious living experience, with a large living room, a well-designed kitchen and two comfortable bedrooms.

Currently Rented out at £550 PCM offering a yield of 8.8% per annum.

Leasehold 99 years from 16/6/2016  
Service Charge £62 per month  
Ground Rent £10 per annum.

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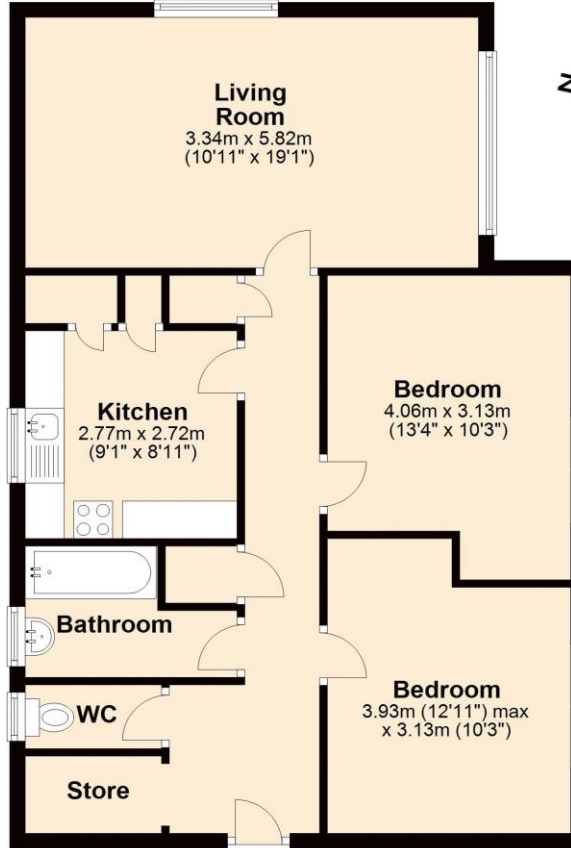
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### Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 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.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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