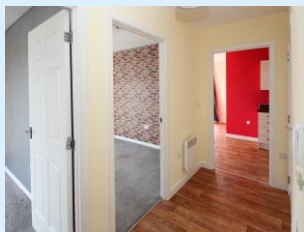


# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
17 Poyner Court, Lawley, Telford, Shropshire, TF3 5FB



**Offers in  
Excess of  
£125,000**

Investment opportunity currently tenanted at £750 PCM An excellently located Two Bedroom Top Floor Apartment with one allocated Parking Space Providing approximately 60.8 sq metres ( 654.3 sq feet ) of living space Located within a much sought after new residential area, perfect access to the M54 J6 link, with near by local shops, leisure facilities and amenities, also within a short drive is the Telford Town Centre, Telford Train Station and local schools. Comprising: Hallway, kitchen, spacious lounge/dining room with patio doors opening onto two balcony areas. Two excellently sized bedrooms, one with balcony area, bathroom with bath and shower over bath with shower screen, electric central heating and double glazing. Allocated Parking. No Upward Chain



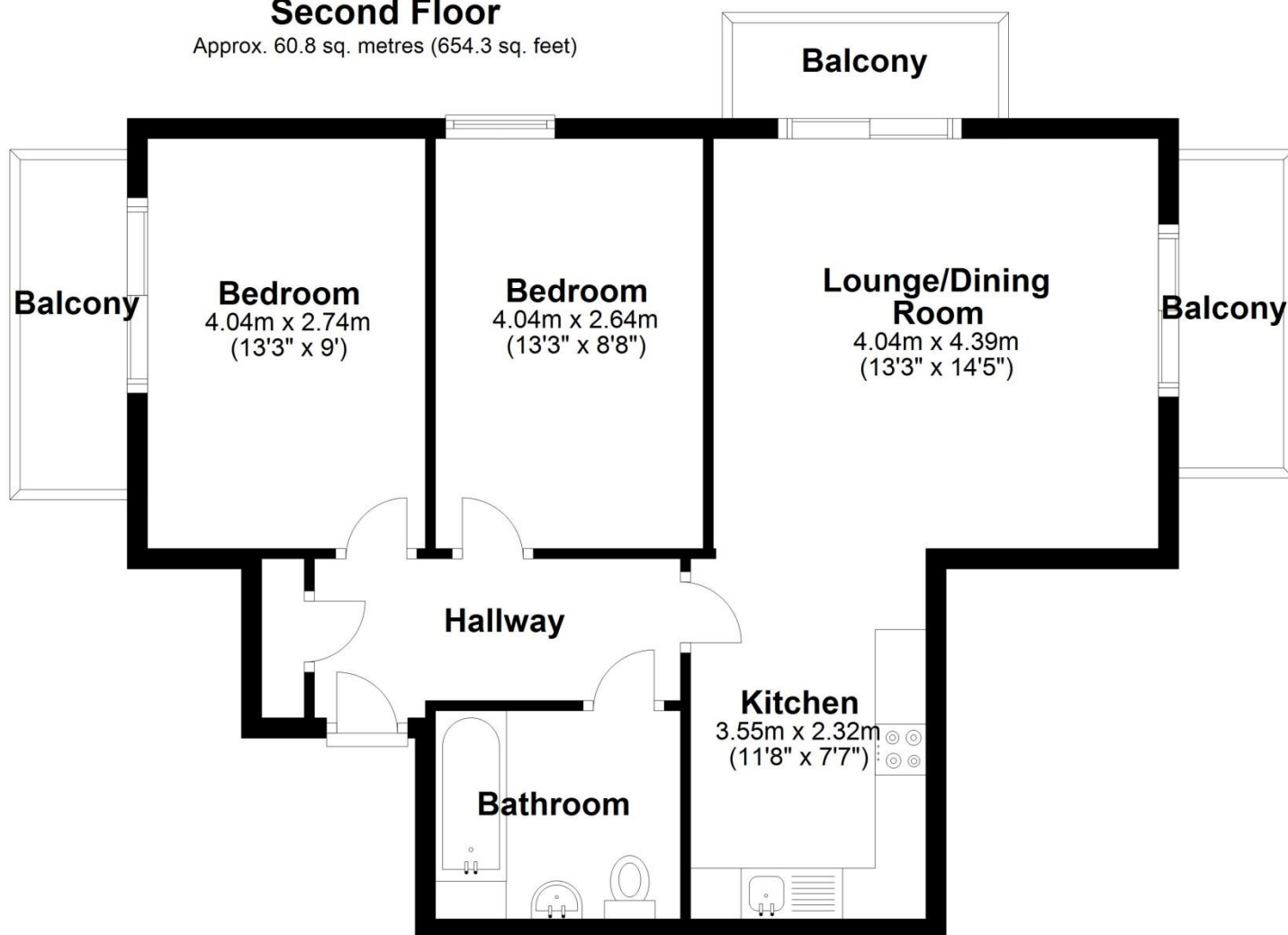
**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

## Second Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 60.8 sq. metres (654.3 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Leasehold Lease 125 Years from 1st January 2007
<b>Council Tax</b>	Band A
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

01 August 2024

