

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

11 Chad Valley, High Street, Wellington, Telford, Shropshire, TF1 1NQ



**Offers in  
Excess of  
£115,000**

An excellently located, well presented Ground Floor Two Bedroom Apartment with allocated parking. Providing 87.3 sq meters ( 939.2 sq ft ) of living accommodation The apartment is located with excellent access to the Wellington Market Town with a wealth of shops, facilities and Railway Station.

Also nearby to local schools, Telford college, Wrekin college and the PRH Hospital. Easy access to main road network and M54 Jnc 7. Comprising: Hallway, useful cupboard storage, two good sized bedrooms and excellently sized spacious open plan lounge / dining / kitchen. Electric heating and double glazing. Allocated private parking area. Lease details: 999 Years from 1st January 2002 : Annual service charge £1434.38 : Annual Ground Rent £50



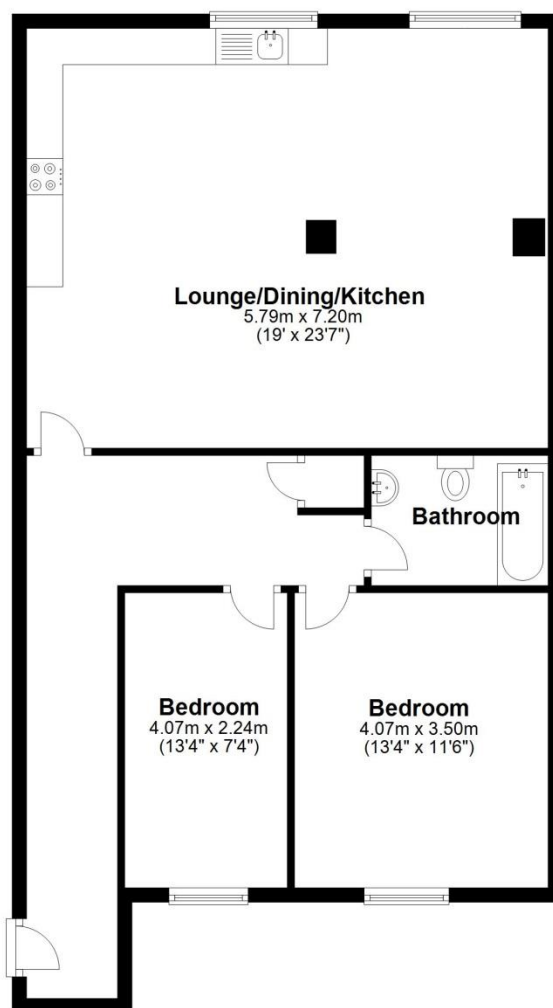
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

## Ground Floor

Approx. 87.3 sq. metres (939.2 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 sq. feet)

|                                |   |
|--------------------------------|---|
| <b>Tenure</b>                  | We are advised by the vendor that the property is Leasehold 999 Years from 1st January 2002   |
| <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>                     | 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>Viewing Arrangements</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. |

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

12 March 2025

