

# HARWOOD

## THE ESTATE AGENT

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

**19 Boulton Grange, Randlay, Telford, Shropshire, TF3 2LA**



**Fixed  
£95,000**

**Spacious First floor Two Bedroom Apartment** Providing approximately 76.6 sq meters (824.5 sq Feet ) of living space. Situated just off Randlay Avenue, Boulton Grange is a mature centrally located residential area with access to local shops and Schools. A short distance to the Telford Town Shopping Centre and the Southwater area with Restaurants, Bars and Cinema. Within easy reach of the A442, Telford Central Railway Station and the M54 Links. The apartment offers: Through hallway, useful cloak storage, lounge / dining room, kitchen, bathroom, two good sized bedrooms, gas central heating and double glazing. We are advised there is 89 years remaining on the lease. Ground rent £10 pa and service charge £1,155.75 pa. No upward chain.



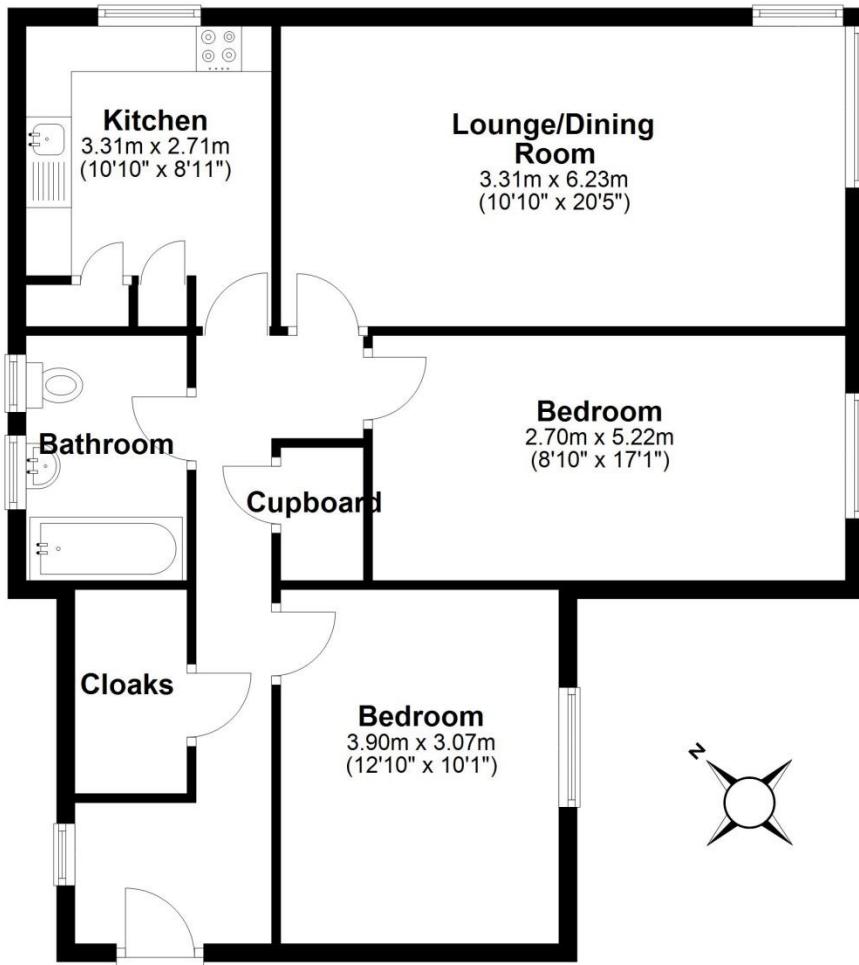
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

## First Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

### Tenure

We are advised by the vendor that the property is Leasehold 125 years from 01.04.1990

### Council Tax

Band A

### Fixtures & Fittings

Where specifically mentioned in these sales particulars are included in the sale price.

### N.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.

### Viewing Arrangements

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.