

21 Shelsy Court, Madeley TF7 5LL



£69,950 region

Spacious one bedroom apartment with tenant in situ paying £460pcm and offering easy access to Madeley's many amenities and public transport.

The apartment is situated on the first floor accommodation includes large lounge/kitchen, double bedroom and bathroom. Gas central heating and double glazing. Communal parking.

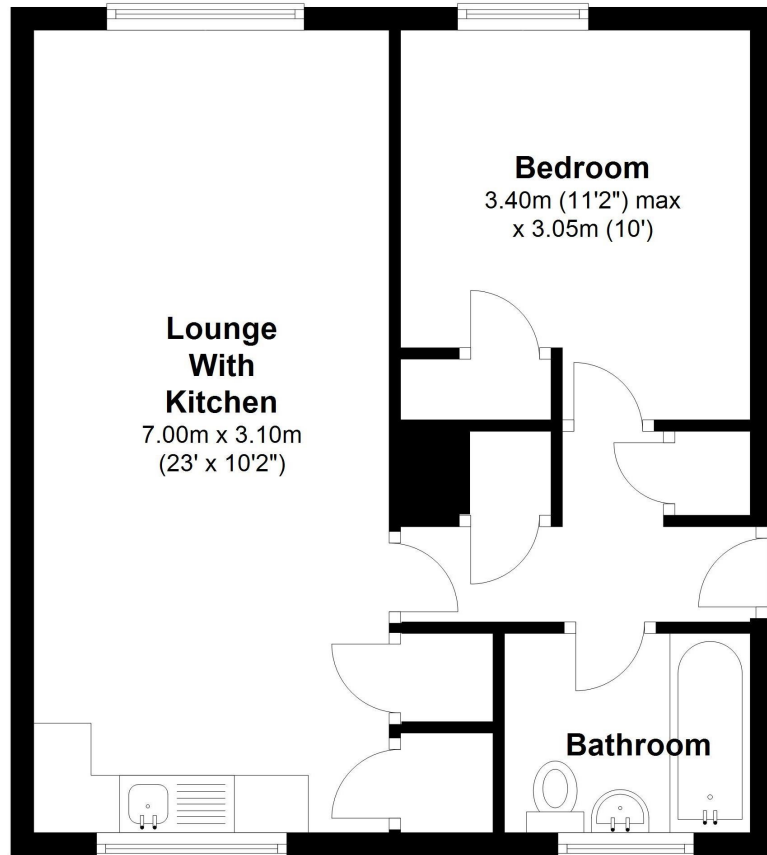
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 43.7 sq. metres (470.3 sq. feet)

Tenure Leasehold **Council Tax** Band A
Ground rent £10 p.a. **Service charge** £55 pcm

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

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order

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 : 18th March 2022