



**Estate Agents
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3 Redlands Road, Hadley, Telford, TF1 5LW
Offers In The Region Of £122,500

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NO UPWARD CHAIN

Ideal as a first time purchase or as an investment. A good sized and newly decorated two bedroomed apartment with one allocated parking space.

The property is pleasantly situated and forms part of a two and three storey apartment block at the junction of Marlborough Road and Redlands Road, all sat within a well established modern development.

The subject property comprises a self contained end positioned first floor apartment, with only one apartment below. Approached off its own ground floor entrance door, the spacious two bedroomed accommodation is set out below in more detail;

Composite panelled entrance door to enclosed staircase and first floor Landing.

First Floor Landing

With electric Dimplex wall mounted heater and access hatch to loft. Useful cloaks cupboard with hanging rail. Separate cupboard housing Gledhill electric hot water tank.

Lounge / Diner

Lovely size reception room with two uPVC framed double glazed windows and electric Dimplex heater.

Kitchen

Having a range of fitted base and wall cupboards and comprising 1 1/2 bowl sink unit with single cupboard below and recess to the side having plumbing connection for a washing machine. Further 2 single cupboards both with drawer units above and work top to finish. Integrated electric oven with ceramic hob above and filter extractor hood over. Space for larder style fridge-freezer. Splash back wall tiling and matching wall cabinets. uPVC framed double glazed window. Wall mounted Dimplex electric heater.

Bedroom One

Double size bedroom with uPVC framed double glazed windows. Wall mounted electric heater.

En-suite Shower Room

Tiled shower cubicle with electric shower. Low-level flush WC and pedestal wash hand basin. uPVC framed patterned double glazed window. Wall mounted electric Dimplex heater.

Bedroom Two

Double size bedroom with uPVC framed double glazed window. Wall mounted electric heater.

Bathroom

White suite comprising panelled bath with shower off mixer tap. Low-level flush WC and wash hand basin. uPVC framed patterned double glazed window. Wall mounted electric heater.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Leasehold and vacant possession will be given upon completion.

LEASE TERM: 999 years from 1 January 2003.

SERVICES: We understand that mains water, electricity and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: Ground rent £125 paid annually in January. Service charge £663.30 paid annually in January

RIGHTS AND RESTRICTIONS: TBC

FLOODING ISSUES: The property has not flooded in the last 5

years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: Telford is a historic coal mining area but no mining related issues have been reported.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should

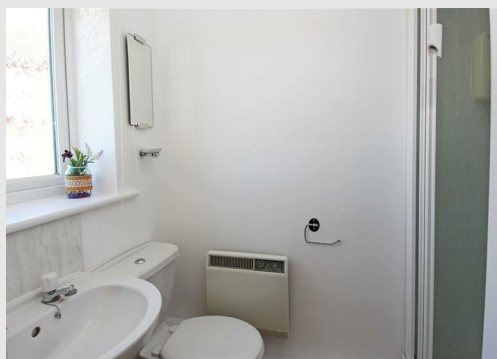
not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

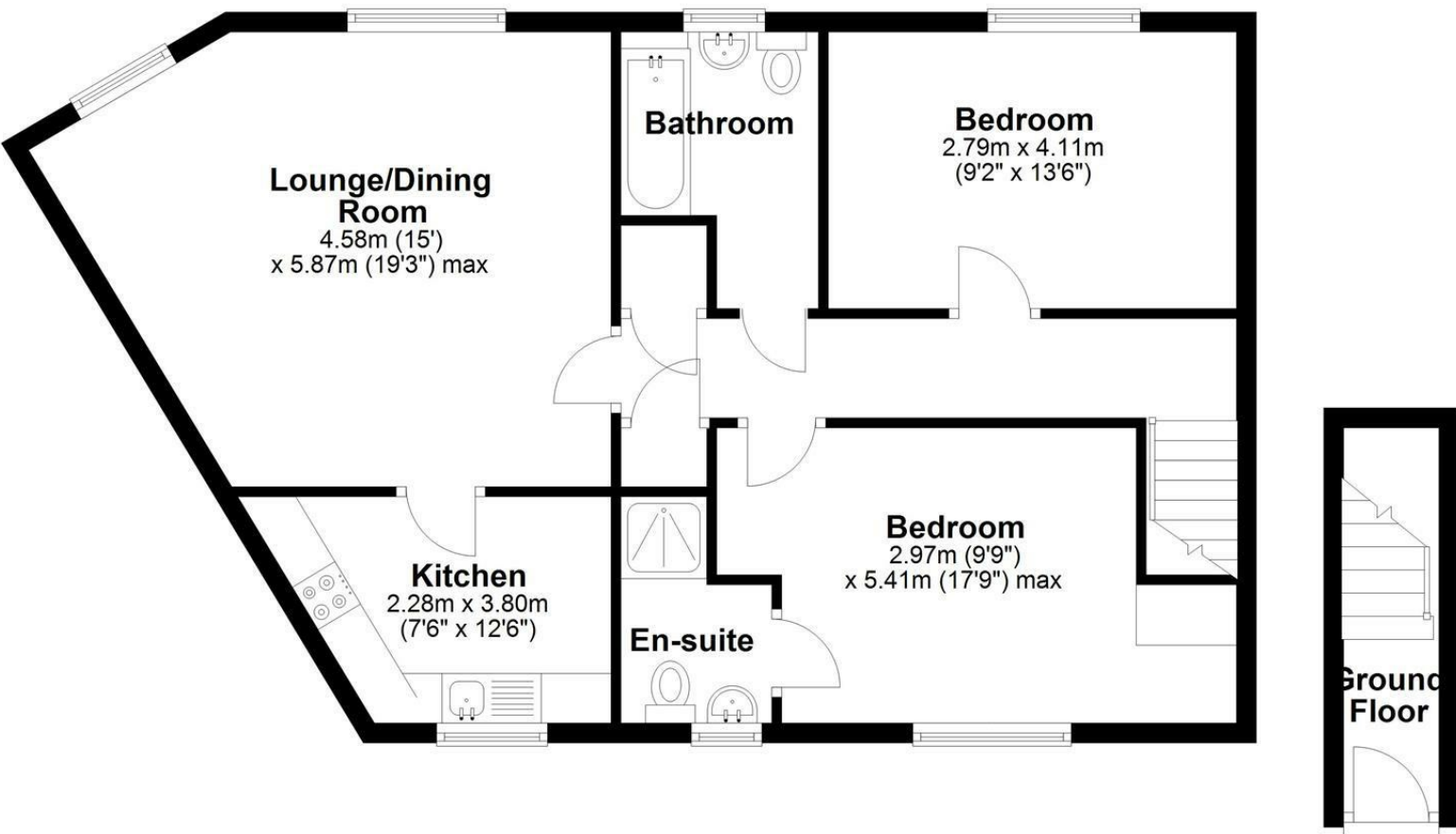




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 77.1 sq. metres (829.9 sq. feet)



Total area: approx. 77.1 sq. metres (829.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.