



# Estate Agents Letting Agents Surveyors & Valuers

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**50 Delbury Court, Deercote, Telford, TF3 2BS**

**Offers In The Region Of £90,000**



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### INVESTMENT OPPORTUNITY

Hollinswood is a popular and well established residential district of central Telford and the town centre's covered shopping centre and Southwater leisure development is less than half a mile away, as is the railway station and M54 motorway. The property forms part of a purpose built development of flats, and is within walking distance of most local amenities.

No. 50 is positioned on the second floor (top floor) and is accessed via a communal entrance lobby and stairwell. This good size, gas centrally heated and double glazed flat provides the following well proportioned accommodation:-

Flat entrance door to

### Hallway

having panelled radiator. Built-in Cloaks cupboard with a range of oak hooks and shelves. Further built-in cupboard with open shelving.

### Lounge/Diner

12'7" x 16'4" (3.84 x 5.00)

having corner window with uPVC framed double glazed units. Also panelled radiator.

### Kitchen

7'9" x 9'10" (2.37 x 3.00)

having a range of fitted base and wall mounted cupboards and comprising a stainless steel, single basin, single drainer sink unit with corner and single cupboard below. Return work surface having recess with plumbing connection for a washing machine, further double and single cupboards. Built-in electric cooker having four ring ceramic hob above and filter extractor hood over. Further cupboard and a three drawer unit, again with work surface to finish. Space for upright fridge freezer, splash-back wall tiling and various matching wall cabinets. Panelled radiator and uPVC framed double glazed windows.

### Bedroom 1

12'6" x 9'1" (3.82 x 2.78)

a double size bedroom with panelled radiator and uPVC framed double glazed window.

### Bedroom 2

7'11" x 10'10" (2.42 x 3.32)

with panelled radiator and uPVC framed double glazed window.

### Bathroom

having suite in white comprising enamelled surface panelled bath with mains feed shower over. Pedestal wash hand basin and low level flush WC. Panelled radiator and uPVC framed patterned double glazed window. Off is a built-in cupboard housing a gas fired combination boiler.

### Additional Information

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

EPC RATING: D (67)

TENURE: We understand the property is held on a 125 year lease, starting 23 March 1989, at a ground rent of £10 per annum. We further understand that there is a service charge for the maintenance and upkeep of common areas, the current cost of which is understood to be £83.33 per month (£1,000 per annum).

TENANCY: The property is currently let out on a 6 month Assured Short hold Tenancy Agreement at a rent of £585 per calendar month (exclusive of bill, etc.) from 10th October 2023.

SERVICES: All usual mains services are understood to be 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. Vendors are not aware of any mobile black spots within the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto: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 identification documents prior to the issue of sale confirmation.

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.

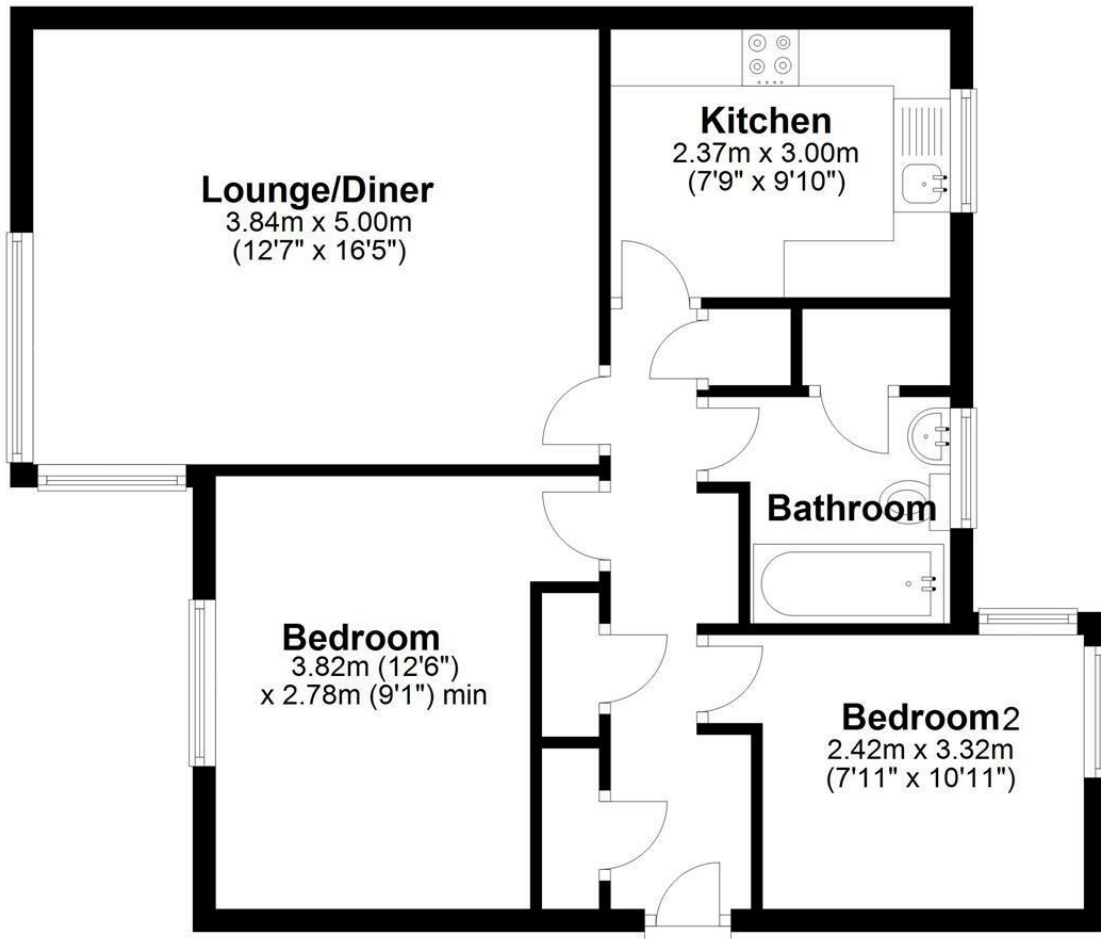
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Second Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 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.

