



**19 St Giles Close, Telford, TF1 2AB**

**£95,000**

**INVESTORS ONLY**

This well-presented first-floor apartment, located in Arleston, Telford is ideal as your first investment purchase, or one to add to your portfolio. With a tenant already in-situ, there is no hassle of sourcing a new tenant.

### Entrance Hall and Stairs

Entering through a UPVC front door into an entrance hall, with stairs leading to the first-floor landing. Featuring UPVC double-glazed windows, radiator, light fitting and a loft hatch to the partially boarded loft.

### Kitchen

Featuring white gloss wall and base units, topped with wood effect worksurfaces and a sunken stainless steel sink drainer. Integrated gas oven and hob, with plumbing for further appliances such as a dishwasher or washing machine. Rear-facing UPVC double-glazed window, radiator, ceiling light fitting, boiler and storage cupboard.

### Lounge Diner



Spacious living room, with two UPVC double-glazed windows overlooking the front of the property. Two radiators, two ceiling light fittings and fully carpeted.

### Bedroom One

Front elevation double bedroom with a built-in storage cupboard, front-facing UPVC double-glazed window, radiator and central light fitting.

### Bedroom Two



Rear elevation single bedroom, UPVC double-glazed window, radiator and central light fitting.

### Bathroom

Good-sized bathroom featuring a fitted panel bathtub with an overhead electric shower unit. Low-level flush WC, pedestal basin and vanity unit, frosted UPVC double-glazed window, extractor fan and light fitting. Partially tiled walls to splash areas and laminate flooring.

### Outside

Allocated parking space to the front of the property.

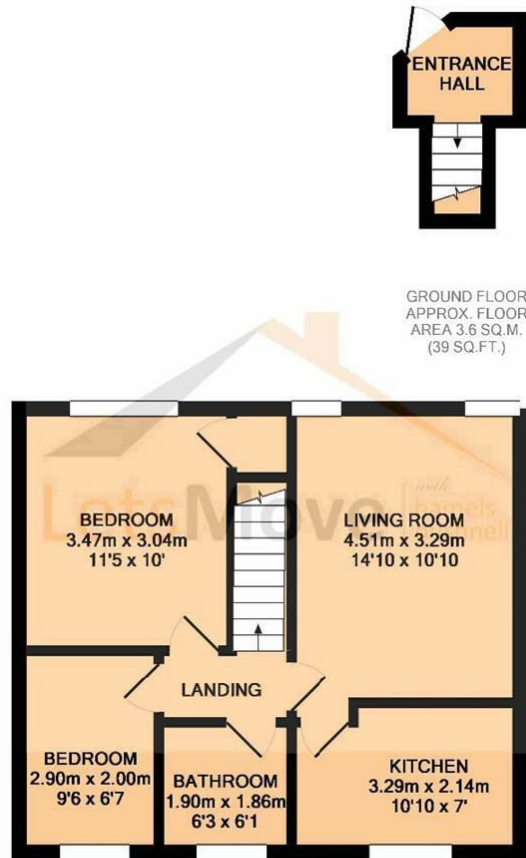
### Agent Notes

It is worthy of note that there is a tenant in-situ. The lease length is 999 years with 968 year unexpired.

Annual Ground Rent at peppercorn rate (£1).

No Service Charge.

## Floor Plan



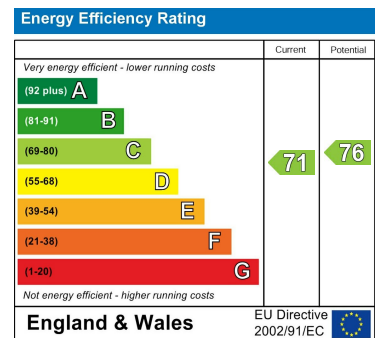
**1ST FLOOR**  
APPROX. FLOOR AREA 45.8 SQ.M. (493 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 49.4 SQ.M. (532 SQ.FT.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## Energy Efficiency Graph



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