



Nightingale Way, Apley, Telford



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£99,950

- For sale with ***NO UPWARD CHAIN***
- Two-bedroom first-floor apartment
- Spacious living room
- Covered allocated parking space
- Close to Wellington town centre
- Approx. 523 sq ft (48.5 sq m)
- Leasehold
- EPC rating B

Because property is personal with...

Belvoir



A two-bedroom first-floor apartment with allocated covered parking, offered for sale with no upward chain and ideally situated in Nightingale Way, Apley, Telford.

Offering approximately **523 sq ft (48.5 sq m)** of accommodation, this apartment provides well-proportioned living space and would make an excellent home for first-time buyers, professionals, downsizers or investors.

The property is approached via a communal entrance, with the apartment itself comprising an **entrance hall and hallway**, leading to a spacious **living room measuring approximately 11'10" x 13'7"**. The living room provides a comfortable central reception space with access to the fitted kitchen, which is positioned conveniently alongside the main living area.

There are **two bedrooms**, with the principal bedroom measuring approximately **12'9" x 9'7"** and the second bedroom approximately **9'5" x 9'7"**. Completing the accommodation is a **bathroom** with a three-piece suite.

Externally, the property benefits from a **covered allocated parking space to the rear**, providing secure and convenient off-road parking.

The location is particularly convenient, being **within walking distance of Princess Royal Hospital**, while Wellington town centre is also close by and offers a wide range of shops, cafes, restaurants and other everyday amenities, together with **Wellington railway station** providing useful rail connections. For commuters, the property also enjoys excellent road links, with the **M54 motorway a short drive away**, providing access towards Telford, Shrewsbury and the wider West Midlands.

Please note: the building does not have a lift, and the apartment is accessed via stairs to the first floor.

Leasehold / Council Tax Band B / EPC B

Lease Start Date: 28/11/2024 - Lease End Date: 01/02/2179 - Lease Term: 189 years from 1 February 1990 - Lease Term Remaining: 152 years

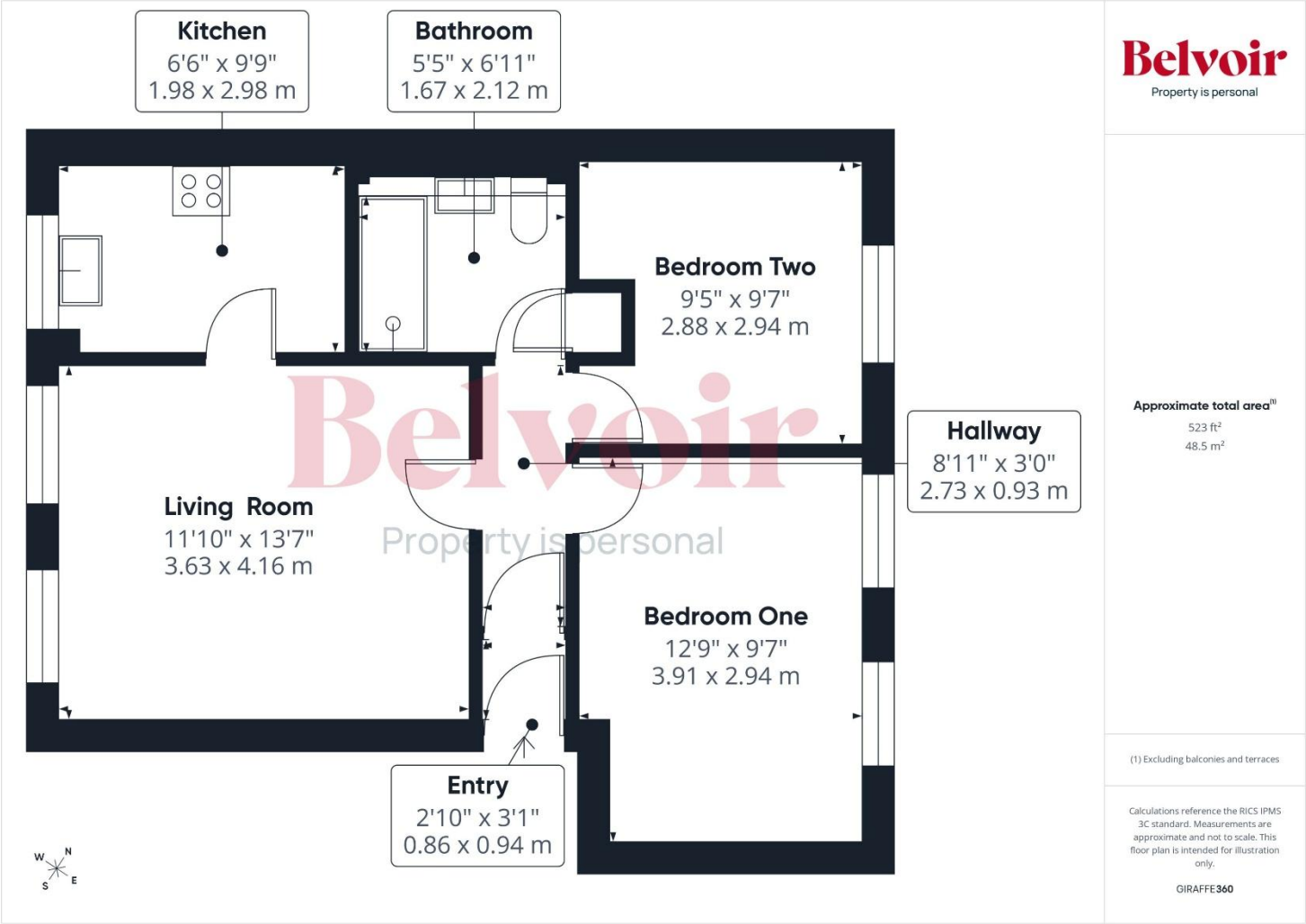
Maintenance Charge £170 annually as advised by the vendor - Management Company: Glide Property Management



AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan



Room Measurements

Living Room 3.63m x 4.16m (11'11" x 13'7")

Kitchen 1.98m x 2.98m (6'6" x 9'10")

Bedroom One 3.91m x 2.94m (12'10" x 9'7")

Bedroom Two 2.88m x 2.94m (9'5" x 9'7")

Bathroom 1.67m x 2.12m (5'6" x 7'0")

Hallway 2.73m x 0.93m (9'0" x 3'1")

Entry 0.86m x 0.94m (2'10" x 3'1")

QR Codes



Material Information Report



Virtual Tour



Belvoir

Belvoir Telford

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