



4 Rays Meadow, Lightmoor Village, Telford, TF4 3GE

2 bedroom ground floor apartment — £139,950 Leasehold

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Coopergreenpooks.co.uk

£139,950 Leasehold — 2 bedroom ground floor apartment

sales@cgpooks.co.uk

This very well-proportioned and thoughtfully designed ground floor apartment is situated within an attractive modern building, with private allocated parking, located on a quiet cul-de-sac in Lightmoor Village, close to excellent road links serving Telford, Ironbridge, Coalport, Shrewsbury and the M54 corridor.

KEY FEATURES

- Good sized entrance hall with useful storage
- Lovely open plan living/dining room with window to front
- Well-fitted kitchen, which is also open plan to the dining area, with a range of units and space for appliances
- Two double bedrooms and a generous family bathroom with shower
- Double glazed windows and gas fired central heating
- Private allocated parking and additional visitor spaces
- Neatly kept communal areas both internally and externally, as well as residents bin and bike storage
- Sold vacant with no upward chain
- Ideal for first time buyers, investors, and downsizers

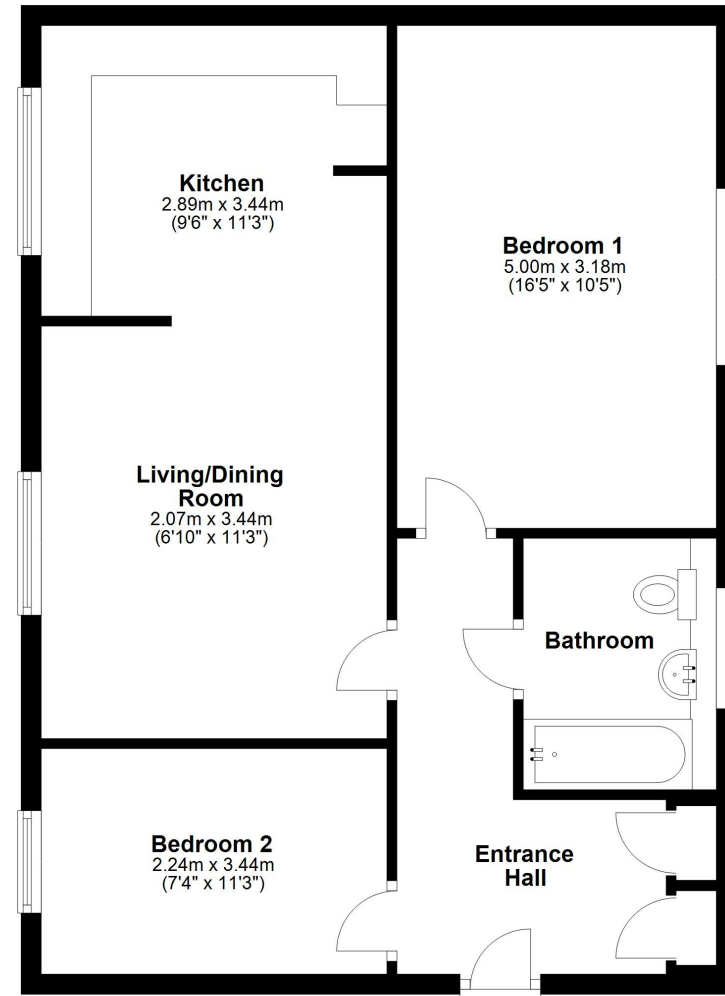
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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01743 276666



Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 56.4 sq. metres (607.1 sq. feet)





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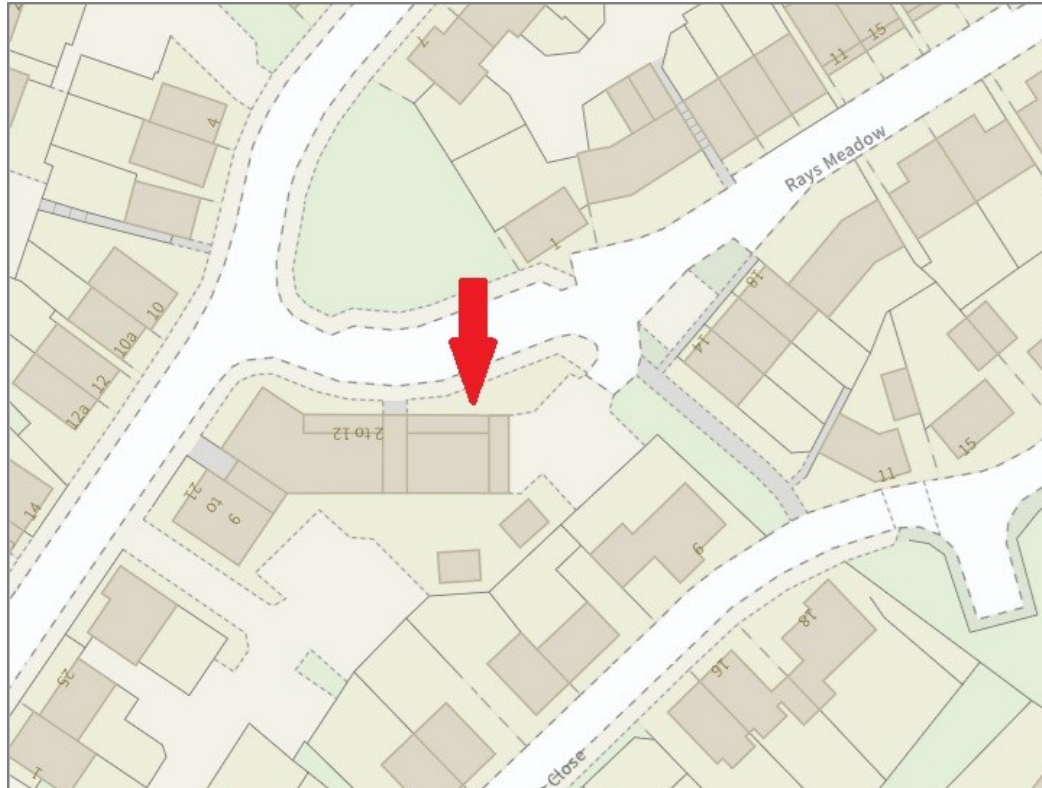
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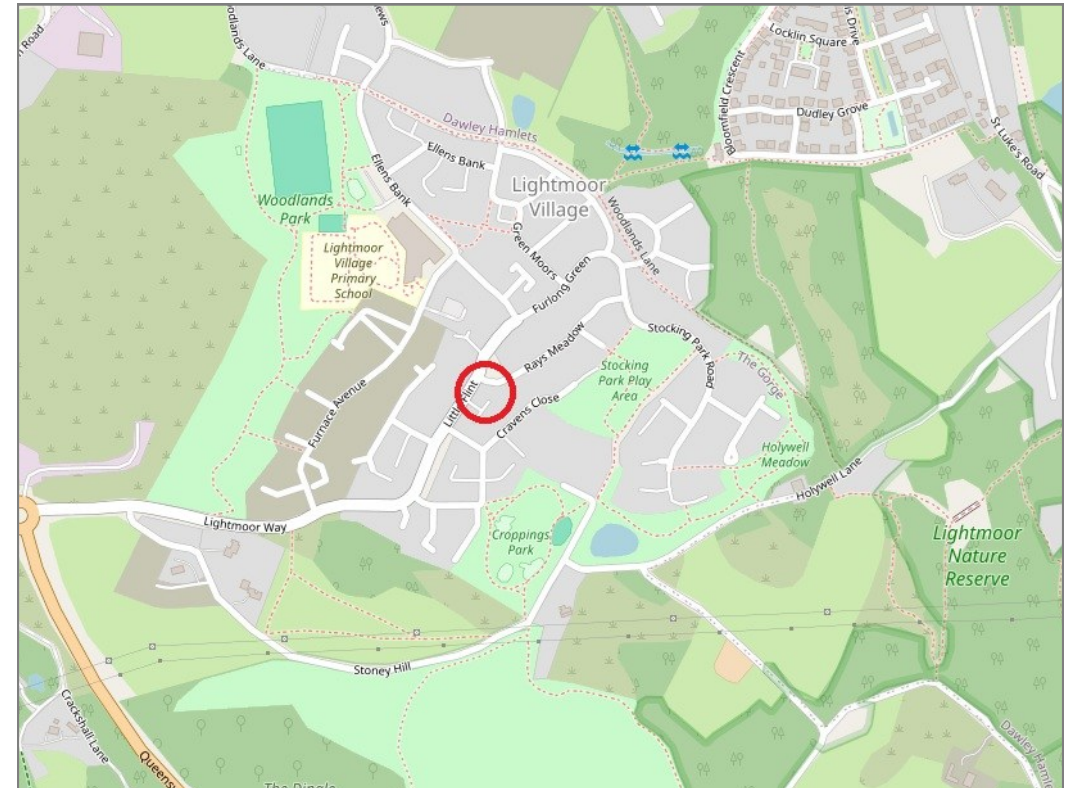
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BOUNDARIES NOT CONFIRMED



Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

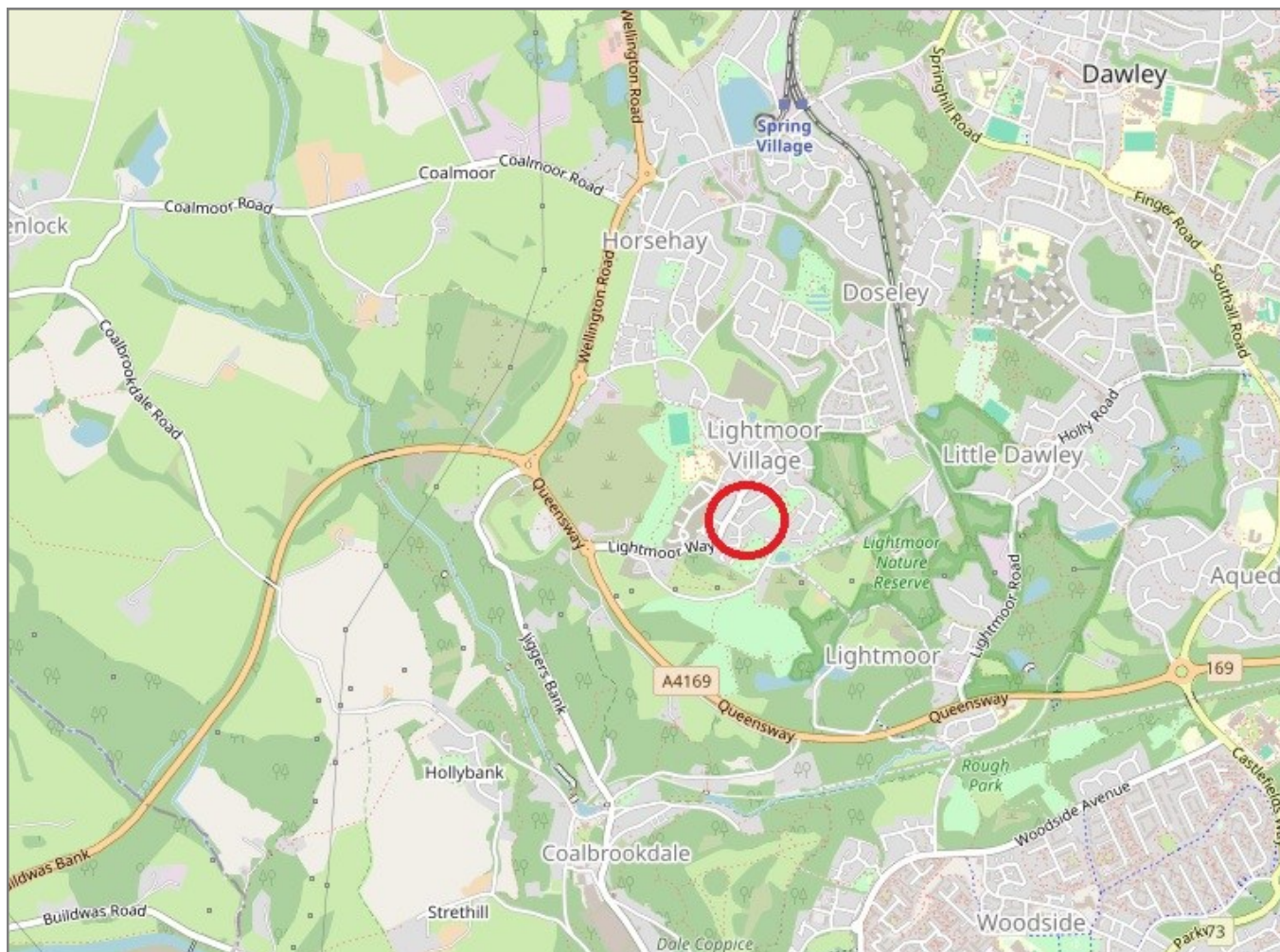
Tenure	Leasehold
Lease Length	125 years from 1st January 2015
Service Charge	Approx £650 per annum
Ground Rent	£100 per annum

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