



**Estate Agents
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48 Butter Cross Court Stafford Street, Newport, TF10 7UD
Offers In The Region Of £155,000

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The property in brief is set out to an entrance hall, spacious lounge / dining room with a Juliet balcony, fully-fitted kitchen, double bedroom with built-in double wardrobe and shower room. Communal spaces include a kitchen, living areas and gardens. The building is secure all the way through with each door requiring fob access and the front door having a camera. There are parking permits available on a first come, first served basis at an additional cost and guest accommodation available at £25 a night. House manager on site 5 days a week and 24 hour emergency call system.

Newport is a thriving market town with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

The property is set out in further detail below;

Stairs and lift from the ground floor rise to the third floor, follow the corridor until you get to number 48. Front door into...

Entrance Hall

Having a useful storage cupboard. Door to...

L shaped Lounge Diner

17'6" x 13'1" (5.35 x 4.00)

A well proportioned room with uPVC double glazed patio doors opening out to a Juliet balcony. Electric storage heater. Central fireplace incorporating a pebble effect electric fire. Door to...

Kitchen

7'4" x 6'11" (2.25 x 2.13)

Base and wall mounted cabinets comprising birch effect fronted cupboards and drawers with contrasting work surfaces above. Stainless steel sink with drainer. Integrated fridge, freezer, 4 ring ceramic hob with extractor above and built-in electric oven. uPVC double glazed window.

Bedroom

13'3" x 8'10" (4.05 x 2.70)

Double bedroom having a built-in double wardrobe with mirror fronted doors. uPVC double glazed window and electric heater.

Shower Room

Being fully-tiled with a large walk-in shower having a mains fed shower head and handrails. Wash hand basin with cupboards below and low-level flush WC. Extractor fan and heated towel rail.

Additional Information

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

EPC RATING: C (79)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold basis and vacant possession will be given upon completion.

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: Service charges £2,867.76 per annum for access to all communal areas, external maintenance, gardening, building insurance, window cleaning, security systems and water. A Ground Rent of £425 per annum is also payable, to be reviewed on the 1st June 2026.

RIGHTS AND RESTRICTIONS: Any prospective purchaser will be made aware of guidelines before purchasing.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

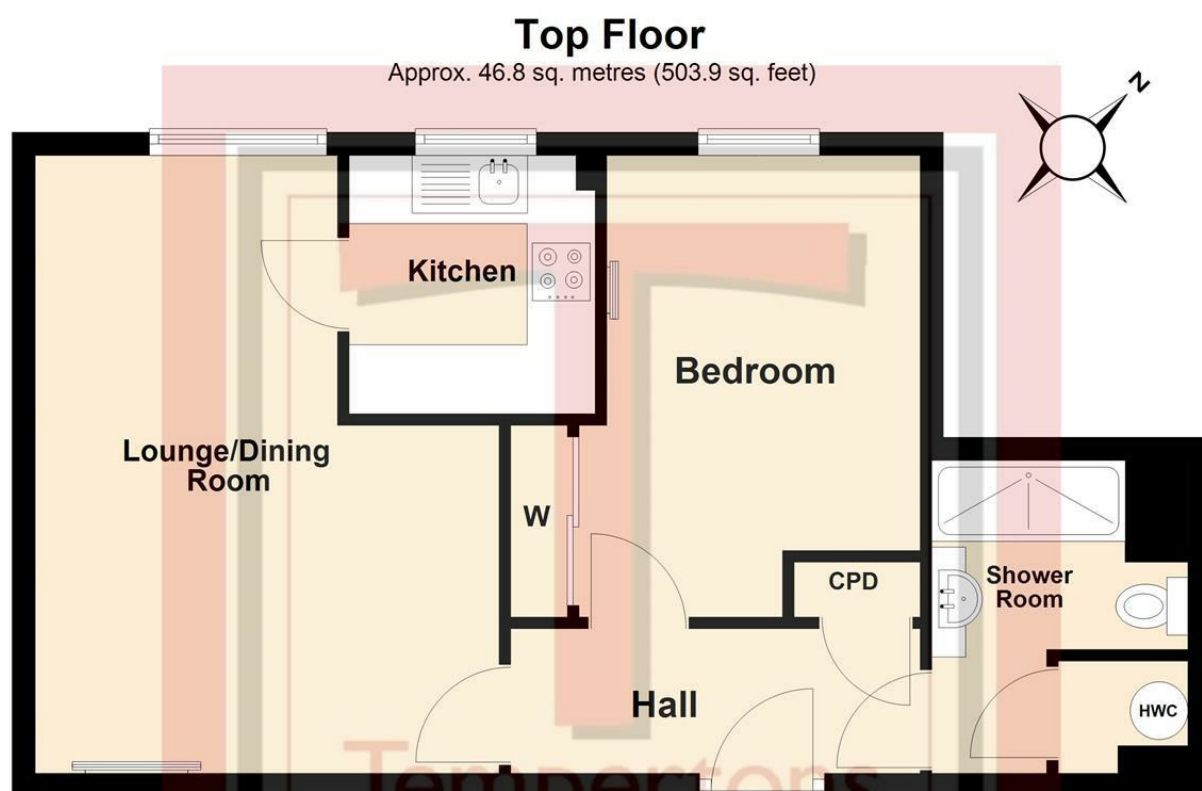
VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the Newport High Street, take a right turning at the mini roundabout onto Stafford Road. The Butter Cross Court complex can be found on your right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

48 Butter Cross Court, Newport

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.

