



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.

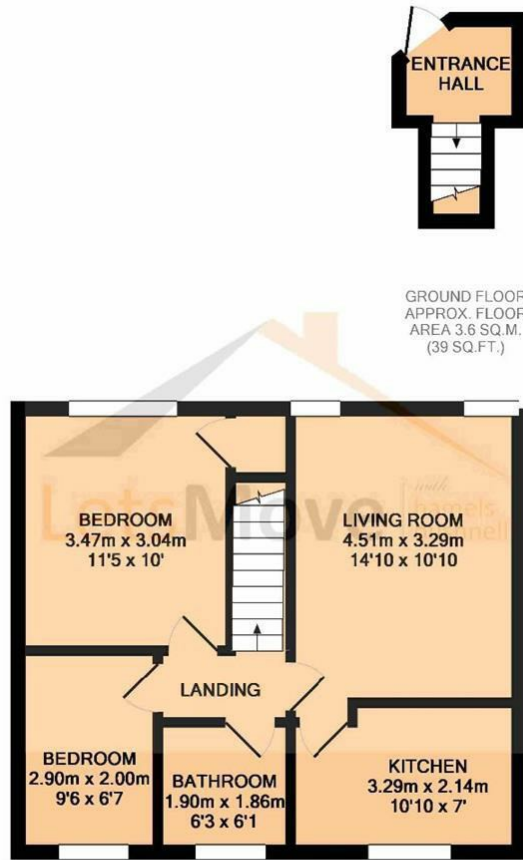
Agent Notes

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

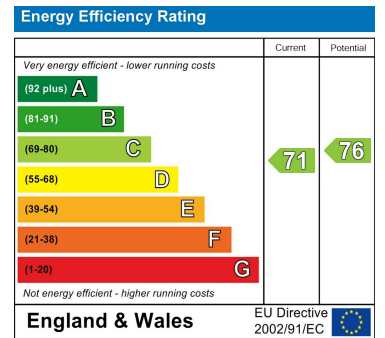


1ST FLOOR
APPROX. FLOOR AREA 45.8 SQ.M. (493 SQ.FT.)
TOTAL APPROX. FLOOR AREA 49.4 SQ.M. (532 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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