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RICHARDSONS

46 Grinshill Flats, Telford, Shropshire TF1 3JT

Offers in the region of £69,995

Representing an excellent opportunity for investors, this spacious third-floor apartment is situated in the popular Dothill area of Wellington and is being offered for sale with a long-term tenant already in situ, currently paying £595 per calendar month.

The property provides an attractive opportunity for an existing landlord looking to add to their portfolio or for a first-time investor seeking a property with an established rental income from day one. Ideally positioned for access to a range of local shops, amenities and everyday facilities, Wellington town centre is also within easy reach, together with Wellington railway station providing excellent transport links.

The accommodation briefly comprises an entrance hall providing access to a generous sitting room, fitted kitchen, two well-proportioned double bedrooms and a bathroom. The property further benefits from UPVC double glazing and gas-fired central heating.

Whilst the apartment would benefit from some cosmetic improvement and modernisation, this is reflected in the nature of the opportunity and provides scope for an investor to enhance the property in due course, subject to the appropriate permissions and tenancy arrangements.

Available to investors only with the existing tenancy continuing, an early viewing is recommended to appreciate the size, location and potential of this investment opportunity.

Hall

Sitting Room

13'5" x 13'1"

Kitchen

9'10" x 6'6"

Bedroom One

14'1" x 9'2"

Bedroom Two

12'1" x 8'10"

Bathroom

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	