10-12 Hills Lane Drive Madeley, Telford, Shropshire, TF7 4BP
01952 588807
www.peterrichardsons.co.uk

2 bedroom Flat

51 Meadowlea, Madeley, Telford, TF7 5BE

Offers in the region of £80,000

Sold with an extended lease - A great investment opportunity to purchase a split level apartment in the heart of Madeley. Available to investors only with a long term tenant in situ.

Comprising in brief of an entrance hall, large L-shaped sitting/dining room, kitchen, two double bedrooms and a bathroom over two floors.

Benefitting from UPVC double glazing and gas fired central heating.

Communal parking is located only a stones throw away.

Conveniently situated for easy access to Madeley centre and its many amenities, transport links and shops.

The tenant pays £500 p.c.m, the current lease has 85 years remaining but it understood that the owners have undertaken an extension to this lease to 175 years - at the time of writing.

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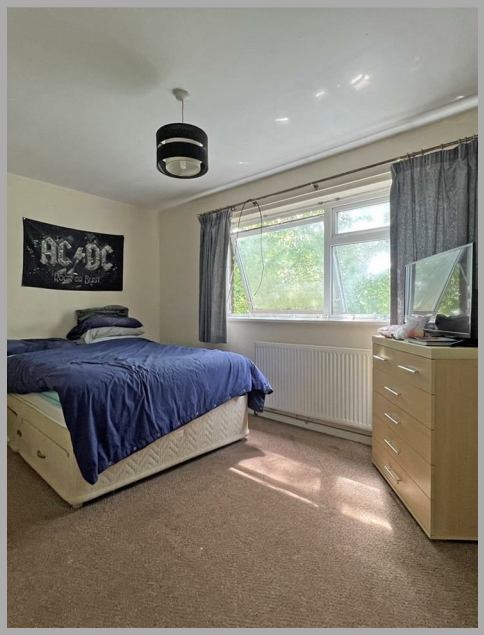


Entrance Hall

Sitting Room
17'8" x 17'0" (5.4m x 5.2m)

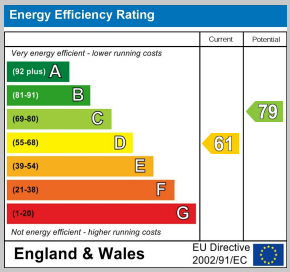
Kitchen
8'2" x 7'2" (2.5m x 2.2m)

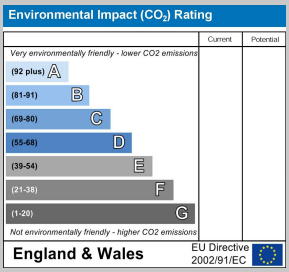
First Floor Landing

Bedroom One
15'1" x 9'2" (4.6m x 2.8m)

Bedroom Two
12'9" x 11'9" (3.9m x 3.6m)

Bathroom





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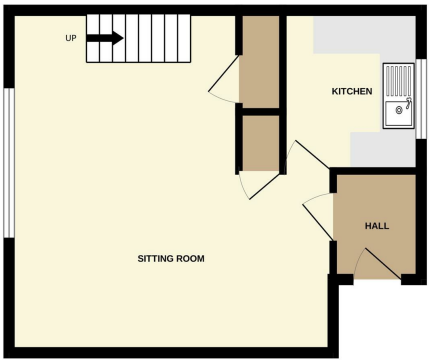
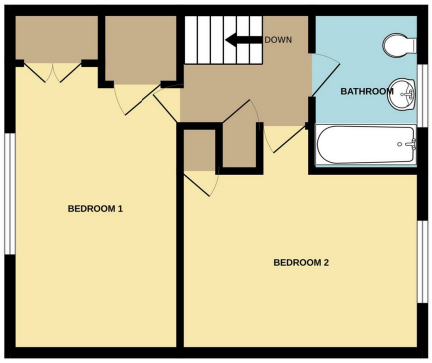
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

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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