



Boulton Grange, Randlay, Telford

£87,220



Leasehold | EPC rating: C

- Recently Refurbished Apartment
- Sizable south facing balcony
- Close to local amenities, shops and schools

- NO UPWARD CHAIN
- Communal resident parking
- Excellent access to Telford Town Centre and transport links

Belvoir

Property is personal

Email
salestelford@belvoir.co.uk

Phone
01952 248000

Description

Boulton Grange, Randlay

Situated on the second floor of the popular Boulton Grange development in the sought-after area of Randlay, this well-presented two-bedroom apartment offers spacious and practical accommodation, ideal for first-time buyers, downsizers, or investors. Conveniently located close to a range of local amenities, shops, schools, and everyday conveniences, the property also benefits from resident parking and excellent access to nearby transport links.

The accommodation is accessed via a communal staircase (please note there is no lift within the building) and briefly comprises an entrance hallway with useful storage cupboards, a generous living room with direct access to a sizable private balcony, providing an excellent outdoor space for relaxing or entertaining. The separate fitted kitchen offers ample worktop and storage space.

There are two well-proportioned bedrooms, including a spacious principal bedroom, alongside a second bedroom which could also serve as a home office or guest room. The accommodation is completed by a family bathroom.

Externally, residents benefit from access to a communal residents' car park providing convenient off-road parking.

Randlay is a popular residential location offering easy access to local shops, schools, healthcare facilities, and leisure amenities, whilst Telford Town Centre, Southwater, and Telford Central railway station are all within easy reach.

Leasehold / Council Tax Band A / EPC C

Lease Term: 125 years from 1st April 1989 - 87 years remaining

Property managed by Property Ltd - £66 pcm maintenance fee and £10 per annum ground rent as advised by the vendor

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Photographs



Rooms

Hallway

Section one from Front door
1.99m x 1.52m (6'6" x 5'0")

Hallway

Section two
5.06m x 0.85m (16'7" x 2'10")

Storage cupboard 1

1.65m x 1.09m (5'5" x 3'7")

Storage cupboard 2

1.43m x 0.97m (4'8" x 3'2")

Bedroom One

3.89m x 2.96m (12'10" x 9'8")

Bedroom Two

2.87m x 2.35m (9'5" x 7'8")

Bathroom

2.36m x 1.68m (7'8" x 5'6")

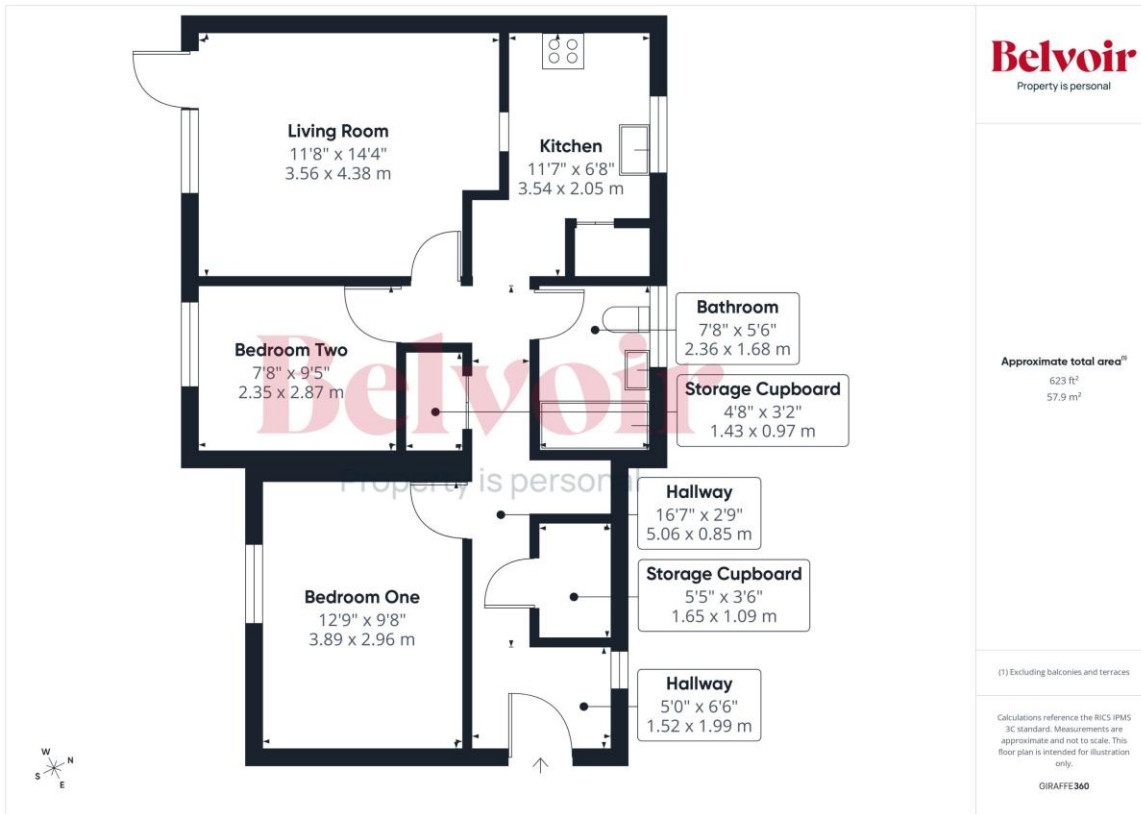
Living Room

4.38m x 3.56m (14'5" x 11'8")

Kitchen

3.54m x 2.05m (11'7" x 6'8")

Floorplan



Map



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