



nick tart

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Meadow Brook Close, Madeley, Telford

Meadow Brook Close, Madeley, Telford, Shropshire, TF7 5LP

WITH WOODED ASPECT TO THE REAR: A one bedroom ground floor apartment with a current tenant in situ.

A pleasantly situated ground floor apartment with a large 18ft living/dining room and open plan kitchen, one double bedroom, bathroom, residents parking space. Please note this property is subject to an assured shorthold tenancy. Energy Rating: C.

Situation

Madeley is an established historic market town and forms part of the Ironbridge Gorge World Heritage Site. Madeley centre has undergone major redevelopment incorporating a new supermarket and shops; it now forms an established residential area within the southern part of Telford being some five miles south of the wide range of shopping and recreational facilities at Telford town centre with its wide range of recreational and shopping facilities, including the New Southwater development, the M54 motorway and the town's central railway station.

The property

Is approached via a timber and glazed front door leading to a large open plan living/dining/kitchen. The living area has an outlook towards the front. The kitchen area has a range of base and wall units, space for cooker and two additional appliances and breakfast bar serving the dining area. An inner lobby with cloaks cupboard housing the property's central heating boiler, gives access to the double bedroom and bathroom/wc. The double bedroom has an outlook towards the front. The bathroom/wc has the benefit of having a shower over the bath.

Outside

There is a residents parking area at the front.

How to get there – for sat nav use postcode TF7 5LP to Meadow Brook Close where the property is indicated by a Nick Tart for sale board.

Tenure – we are advised the property is Leasehold – the vendor has advised us that the Lease will be extended before completion of the sale. There is a ground rent payable of £50 per annum and service charge currently £186.04 per annum (October 2019).

Services – we are advised all mains services are connected.

Council Tax – Band A (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

IB4074/PS

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

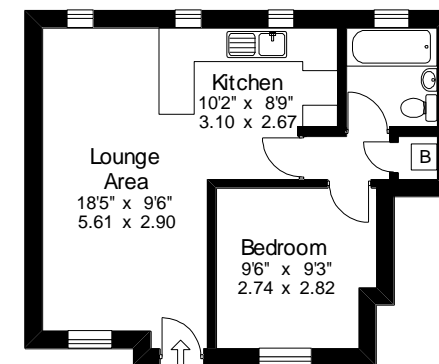
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Approx GrossFloor Area = 376Sq. Feet
= 34.9 Sq. Metres



Ground Floor

For illustrative purposes only. Not to scale.

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