



£45,000

🔑 TENURE: **Leasehold**    📊 EPC RATING: **D**    💷 COUNCIL TAX BAND: **A**

## Market Drayton

Hilltops Dalelands West  
Market Drayton Shropshire



**CASH OFFERS ONLY** - If you are looking for a low cost investment then this two bedroom first floor flat offers lots of accommodation for the price.

Located above the local parade of shops and having off road parking, the home offers an opportunity to down size or for an investor. The flat is one of four located accessed off the central balcony and into the accommodation which comprises entrance hall, lounge, fitted breakfast kitchen, two bedrooms and bathroom. There is an allocated parking space to the rear for one car.

- Cash Offers Only
- First Floor Flat
- Lounge, Breakfast Kitchen & Bathroom
- Two Bedrooms
- Allocated Parking Space To The Rear
- Good Investment Opportunity

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk





## Access

The flat is located over the parade of shops on Dalelands West where to the side is an external staircase leading to the communal balcony servicing the four flats.

## Entrance Hallway

Half glass double glazed door to the front.

## Lounge 14' 8" x 7' 7" (4.46m x 2.32m)

Having radiator and double glazed window to the front.

## Breakfast Kitchen 8' 11" x 15' 7" (2.71m x 4.75m)

Fitted with base and wall units, work surfaces to two sides and inset stainless steel sink unit, drainer and mixer tap. There is spaces for a cooker and fridge/freezer. To the breakfast area is a radiator and to the front a double glazed window.

## Bedroom One 8' 11" x 9' 9" (2.72m x 2.96m)

Having radiator and skylight window providing natural light to the room.



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## **Bedroom Two** 10' 8" x 7' 7" (3.25m x 2.32m)

Again having radiator and two skylight windows providing natural light to the room.

## **Bathroom** 7' 5" x 5' 0" (2.27m x 1.53m)

Fitted with a panel bath, pedestal wash basin and low level WC. Radiator and double glazed window to the front.

## **Outside**

To the rear of the building is a parking area where there is an allocated space for the flat.

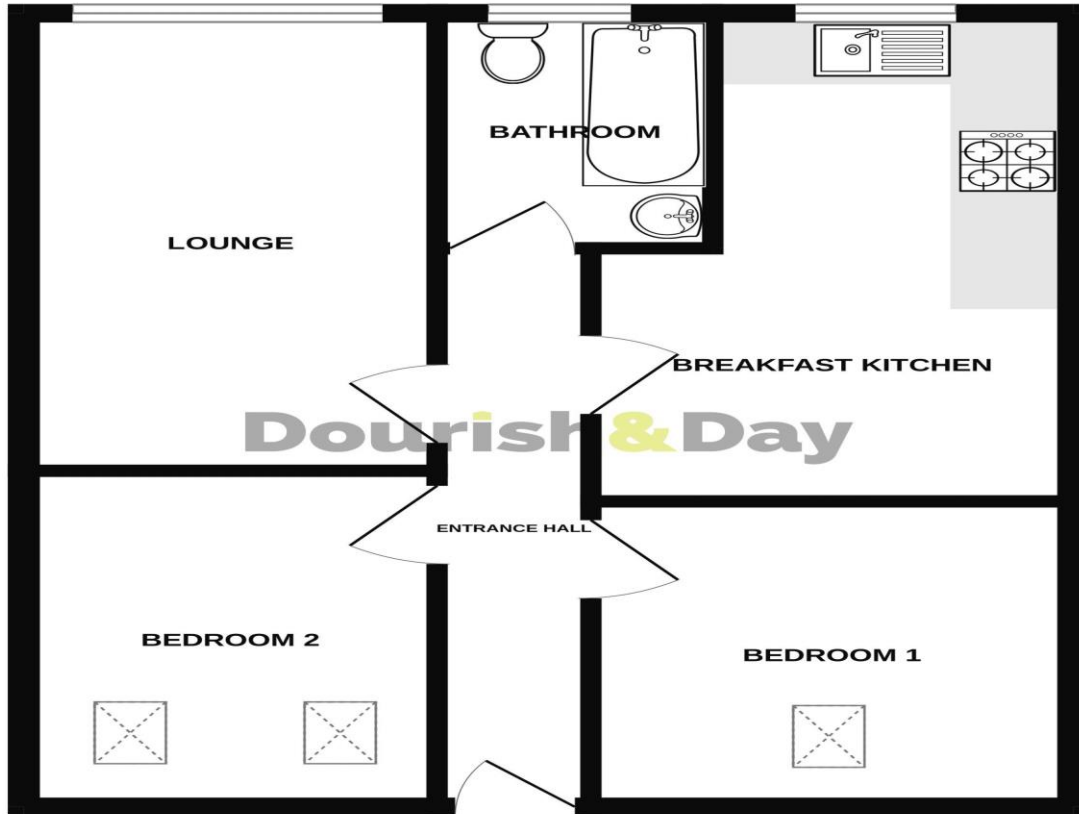
## **Agent Notes**

We understand that the property is leasehold with approximately 66 years remaining on the original 99 year lease.

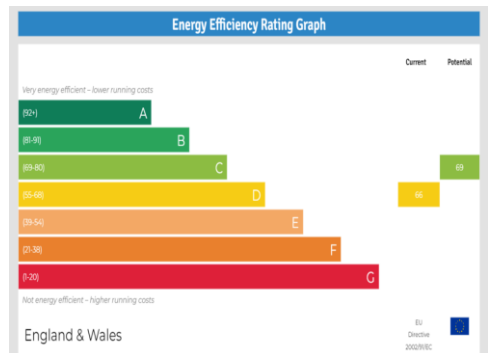




## GROUND FLOOR



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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