

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

21 The Bank, Ten Tree Croft, Wellington, Telford, Shropshire, TF1 1EJ



Offers in  
Excess of  
£120,000

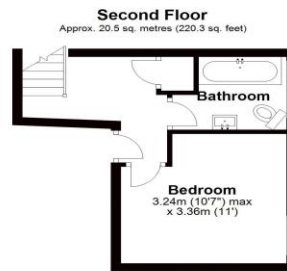
Modern stylish two bedroom duplex apartment Providing 54.4 sq meters ( 585.8 sq ft ) of living accommodation. Having a high quality contemporary design with fabulous views over Wellington church and the town centre. Situated within the historic market town of Wellington offering a wealth of shops, services and amenities, with perfect access to the railway station linking Shrewsbury and Wolverhampton. The Princess Royal Hospital is also near by Comprising: Open plan lounge/diner/kitchen with large sash windows, modern kitchen, two double bedrooms with views towards the Wrekin from the main bedroom. Bathroom with a shower over the bath, gas central heating and double glazing. No Upward Chain



**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**



Total area: approx. 54.4 sq. metres (585.8 sq. feet)

For illustrative purposes only Not to scale  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 528 - www.spp-property.co.uk  
Plan produced using PlanUp.

<b>Tenure</b>	<b>We are advised by the vendor that the property is Leasehold 125 Years from 1st October 2012</b>
<b>Council Tax</b>	<b>Band B</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 11 October 2023

