

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
43 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NG



**Offers in  
Excess of  
£55,000**

One Bedroom first floor apartment Providing approximately 43.9 sq metres ( 472.1 sq feet ) of living space Situated within a popular mature residential area, nearby shops, Stirchley medical centre, Telford park school, Grange park primary school and a short drive to the Telford Town Centre, Telford Train Station, perfect for local road network connections and M54 link. Comprising: Hallway, lounge/diner, kitchen, bathroom, good size bedroom, gas central heating and double glazing. Managing company £670 per Year (£56 per Month) £10 per month ground rent. Lease Started 2012 June 99 Years. No Upward Chain



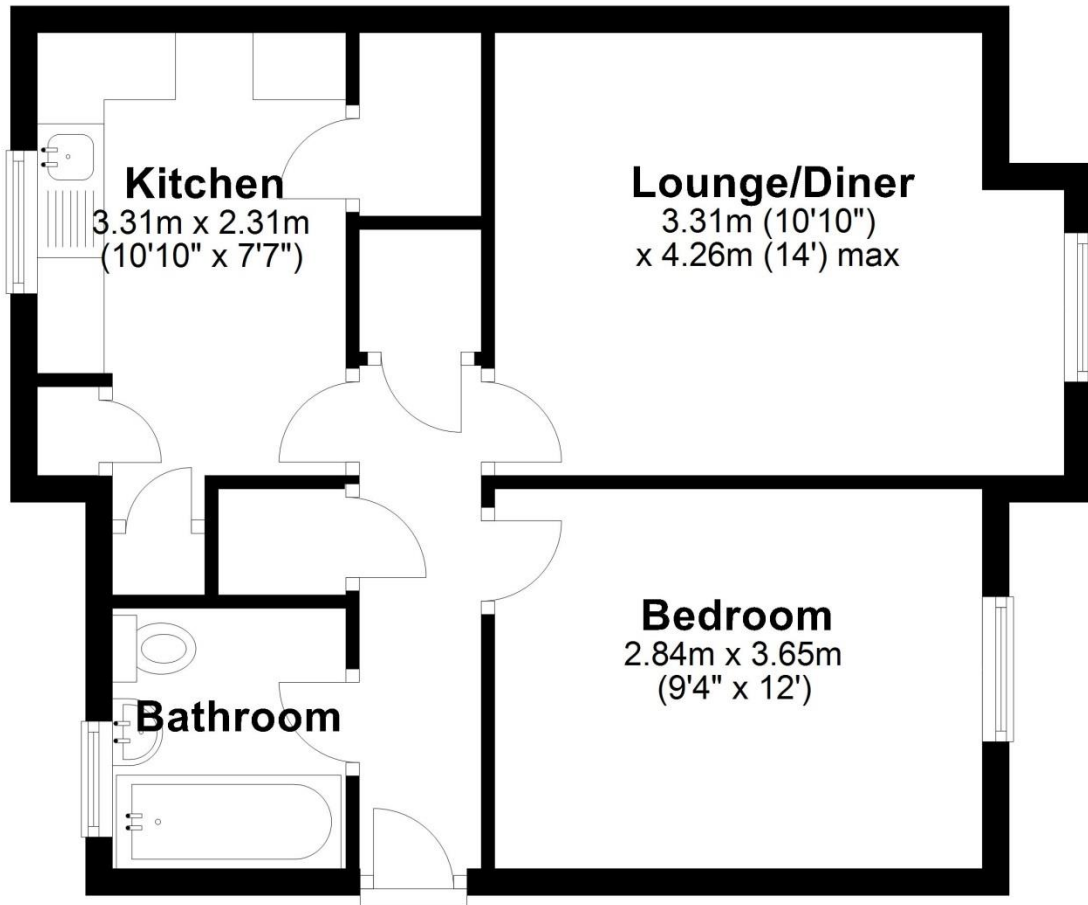
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

# First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 43.9 sq. metres (472.1 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Leasehold 99 Years from June 2012
<b>Council Tax</b>	Band A
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.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>Viewing Arrangements</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.

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

07 March 2024

