



Helping *you* move



16 The Bank, Ten Tree Croft, Wellington, TF1 1EJ

A spacious two bedroom, second floor apartment within a modern apartment block in Wellington Centre, with allocated parking space, considered ideal for first time buyers and buy to let investors.

Offers In Region Of

£132,000

Overview

- Two Bedroom Apartment
- Second Floor
- Open Plan Living/Dining/Kitchen
- En Suite Shower Room
- Bathroom
- Allocated Parking Space
- Gas Central Heating
- Double Glazed Windows
- Town Centre Location
- EPC B, Council Tax B



Brief Description

A spacious two bedroom, second floor apartment within a modern apartment block in Wellington Centre, considered ideal for first time buyers and buy to let investors.

The property is approached via a communal entrance door to a staircase leading to the apartment. The accommodation comprises entrance hallway with store cupboard. There is an open plan living/dining/kitchen with a range of base and wall units, gas hob, electric oven, integrated washing machine. The living area has views onto The Wrekin. Bedroom one benefits from an en-suite shower room, then there is a further double bedroom and additional bathroom. Externally there is one allocated parking space. The property benefits from gas central heating and double glazed windows.

Location

Situated in the centre of the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College of Arts and Technology, New College and Wrekin College. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West.

Approximate Room Measurements:

LOUNGE/DINER 16' 1" x 14' 9" (4.9m x 4.5m)

KITCHEN 9' 10" x 8' 0" (3m x 2.44m)

BEDROOM ONE 9' 5" x 8' 3" (2.87m x 2.51m)

ENSUITE 9' 5" x 2' 9" (2.87m x 0.84m)

BEDROOM TWO 8' 9" x 10' 2" (2.67m x 3.1m)

BATHROOM 5' 6" x 5' 5" (1.68m x 1.65m)



TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENERGY PERFORMANCE CERTIFICATE

The property has a rating of B. The full energy performance certificate (EPC) is available for this property upon request.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

Lease length, 125 years from 1 October 2012. Lease Term Remaining 115 years. Current service charge £1216.62 p.a, current Ground Rent £250 p.a (subject to review).

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY

Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council tax band B

VIEWING / PRE SALES ADVICE

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD.

Tel: 01952 221200

Email: wellington@barbers-online.co.uk

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

DISCLAIMER

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

WE 32185 251122

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221200

1 CHURCH STREET, WELLINGTON, TF1 1DD

Tel: 01952 221200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.