



Helping *you* move



2 Highlander Drive, Donnington

This very well presented two-bedroom ground floor apartment with ensuite, is offered for sale with no upward chain, an early viewing is highly recommended.

Offers Over
£124,995

2 Highlander Drive, Donnington, Telford, TF2 8JZ.

Overview

- Ground Floor Apartment
- No Upward Chain
- Lounge/ Diner
- Modern Fitted Kitchen
- Two Double Bedrooms
- Ensuite
- Bathroom
- Double Glazing
- Allocated Parking
- EPC C. Council Tax B.
- Service Charge & Ground Rent



Location

Situated on the edge of the established residential localities of The Humbers and Donnington, conveniently placed for Greenfields Farm Shop and Dobbies Garden Centre. Donnington is served by a range of shops, Supermarket, Leisure Centre, Primary and Education facilities within the neighbouring Districts along with Granville Country Park and Riding Stables and The Shropshire Golf Club in Muxton. An excellent road network links the property to all parts of the area including the traditional Town of Newport and the modern shopping and leisure facilities of Telford Town Centre

Brief Description

Decorated in neutral tones throughout, this well presented two bedroom ground floor apartment is accessed via a secure door with intercom, into a well maintained inner hallway which gives access to the front door, which opens into a central hallway with two cupboards and doors that lead to, The spacious Lounge/Diner with dual aspect windows to front and side elevation and feature fire place. The fitted Kitchen has a range of base and eyelevel wall mounted cupboards, stainless steel sink unit with drainer to side, space and plumbing for washing machine, window to side, integrated electric oven with hob and extractor above and further space for fridge freezer.



Bedroom One has a window to side and door to, Ensuite with enclosed shower, vanity sink unit and low level WC.

Bedroom Two enjoys window to side and wardrobe.

In the Bathroom there is a panelled bath, low level WC and vanity wash hand basin.

Outside, the property's allocated space is adjacent to the entry door, where an abundance of further visitor parking is located a very short walk away.



TENURE

We are advised that the property is Leasehold with 139 years remaining on the lease and that a Service Charge currently of £1,894.12 per annum and a Ground Rent currently of £266.45 per annum this will all be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B

SERVICES

We are advised that mains water, drainage 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.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

Proceeding along the New Trench Road (A518) towards Newport, at Donnington Roundabout (Clock Tower) turn left onto Station Road and then first left into Highlander Drive where the apartment block will be located on the right hand side corner, turn behind the apartment block and the secure door will be located on the right hand side.

METHOD OF SALE

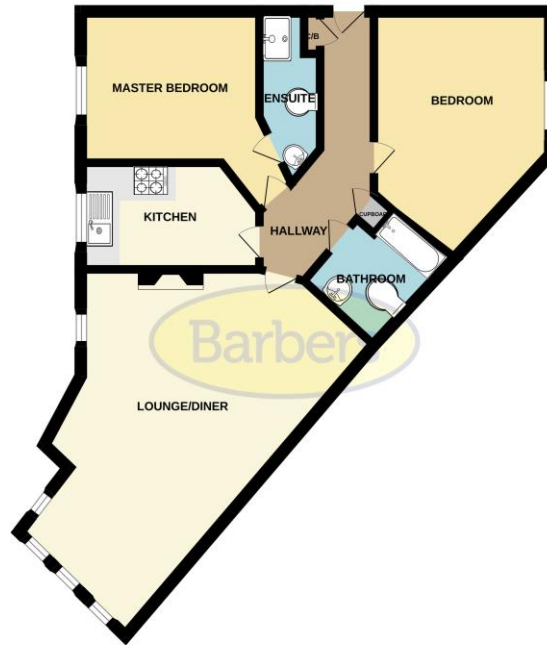
For Sale by Private Treaty.

WE32785.010323

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.

GROUND FLOOR



Made with NetLogo 6.2.0.23

All measurements quoted are approximate:

LOUNGE/DINER 7' 22" 7" x 21' (6.88m x 6.4m)

KITCHEN 11' 0" x 5' 9" (3.35m x 1.75m)

BEDROOM ONE 10' 8" x 8' 8" (3.25m x 2.64m) exc. recess

BEDROOM TWO 10' 2" x 8' 4" (3.1m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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 221 200

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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.