



Helping *you* move



2 The Bank, Ten Tree Croft, Wellington

This smartly presented First Floor Apartment offers spacious open plan living accommodation benefitting from Two Bedrooms, En-suite Shower Room and Bathroom. Conveniently positioned on the outskirts of Town for access to the Shops, Bus and Railway links.

Offers in the Region of

£115,000

2 The Bank, Ten Tree Croft, Wellington, Telford, TF1 1EJ

Overview

- First Floor Apartment
- Smartly presented throughout
- Open Plan Lounge / Kitchen
- Bedroom with En-suite
- Second Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Allocated Parking Space
- Service Charge Payable
- EPC C, Council Tax A



Location

Situated in 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. Access to the M54 via junctions 6 or 7 lead towards the east to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or towards Shrewsbury in the west.

Brief Description

Entering the first floor Apartment through the front door and straight into the smartly presented Open Plan Lounge / Kitchen - there are a set of French doors with Juliet style balcony to the Lounge and the Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces, space and provision for a washing machine and upright fridge / freezer; integrated sink unit, oven, gas hob and extractor over. The Bathroom is accessed off the Lounge area and provides a white three piece suite with shower over the bath.

Both Bedrooms are off to the left and Bedroom One has an En-suite Shower Room with three piece suite. The smartly presented accommodation benefits from gas central heating and double glazing.



The Apartment block is approached from Ten Tree Croft with vehicular access beneath the apartments and into the parking area (with cctv in operation) where you will find one allocated parking space. There are internal doors providing easy access to stairwells which ascend to the relevant Apartments. No.2 is entered internally from the car parking area using the first door on the right as you drive in - there is an external door to the same stair-well (with key code and fob) both provide access to stairs ascending up to the first floor Landing with the front doors for numbers 1 and 2.



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 113 years. Current service charge £1200 pa payable to Centrick Property Management, current Ground Rent £275.48 pa (reviewed every 10 years, recently 26/9/23).

LOCAL AUTHORITY

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

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

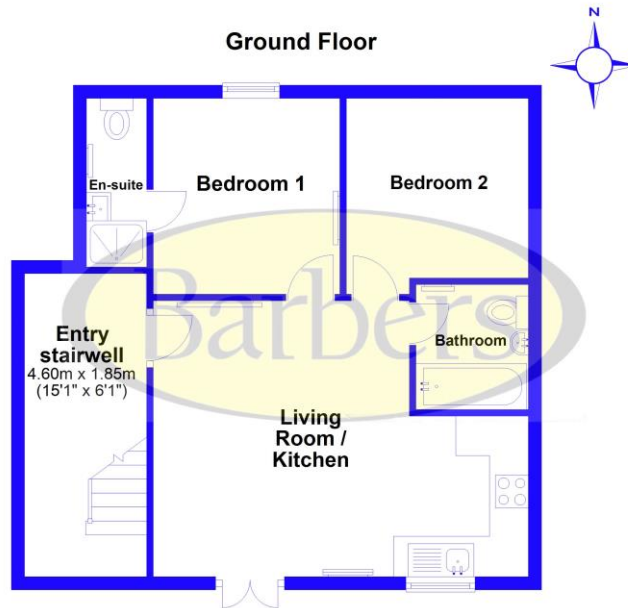
From Morrisons roundabout proceed into Bridge Road and take the first left into Queen Street. Follow the road along and turn into Ten Tree Croft on your right hand side - the apartment block will be found a very short way along on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE34811.170124

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.



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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2 The Bank, Ten Tree Court, Wellington, Telford

All measurements quoted are approximate:

LOUNGE 13' 7" x 12' 7" (4.14m x 3.84m)

KITCHEN 7' 9" x 6' 5" (2.36m x 1.96m)

BEDROOM ONE 9' 7" x 9' 3" (2.92m x 2.82m)

EN-SUITE 8' 4" x 3' 0" (2.54m x 0.91m)

BEDROOM TWO 9' 0" x 8' 9" (2.74m x 2.67m)

BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m)

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | ← | ← |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

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.