



# Estate Agents Letting Agents Surveyors & Valuers

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**107 Beaconsfield, Brookside, Telford, TF3 1NH**

**Offers Over £40,000**



# 107 Beaconsfield, Brookside, Telford, TF3 1NH

## Offers Over £40,000



The property forms part of the established residential district of Brookside and is about three miles south of Telford Town Centre. The local centre has been modernised over recent years and now includes a convenience store. There is also a nursery and primary school close by as well as a secondary school at Stirchley about a mile away.

### Ideal Investment Opportunity

107 Beaconsfield is a well presented second floor one bed roomed flat. which is currently unoccupied and available with vacant possession.

The property in more detail:

Entrance door to

### Entrance Hall

having laminate flooring. Radiator. Built-in cupboard with modern Worcester boiler.

### Lounge

10'9" x 14'0" (max) (3.29 x 4.28 (max))  
uPVC framed double glazed window. Radiator.

### Bedroom

9'4" x 12'0" (2.85 x 3.67)  
a double size room with uPVC framed double glazed window. Radiator.

### Bathroom

having white suite comprising enamel surfaced metal bath with full height wall tiling above and electric shower over. Wash hand basin. Low level flush W.C. Radiator. uPVC framed patterned double glazed window.

### Breakfast Kitchen

10'9" x 11'1" (max) (3.29 x 3.39 (max))  
having a range of modern base and wall mounted units comprising a stainless steel single basin single drainer sink unit with double cupboard below. Further two single cupboards and recess for washing machine. Built-in electric oven, 4 ring ceramic hob above and filter extractor over. Matching 3 drawer unit, wall mounted cabinets and splashback wall tiling. uPVC framed double glazed window. Space for fridge-freezer. Built-in cupboard.

### Additional Information

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band A.

**EPC RATING:** D (66)

**TENURE:** We are advised by the Vendor, that the property is held Leasehold with a 125 year lease from 1st September 1989 (approximately 88 years remaining).

The flat is currently unoccupied and available with vacant possession.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**RENTS & CHARGES:** Ground rent of £10 per annum. Annual Service Charge £1,783.08

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

**ADDITIONAL CHARGES:** We understand that no additional charges, other than those mentioned above, are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions.

**FLOODING ISSUES:** The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planning permissions or developments that would impact on the property.

**COAL FIELDS/MINING:** The vendor is not aware of any mining related issues having affected the property. Telford is an historic mining area and potential purchasers are advised to make their own enquiries regarding mine shafts in the area.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

## Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other

consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

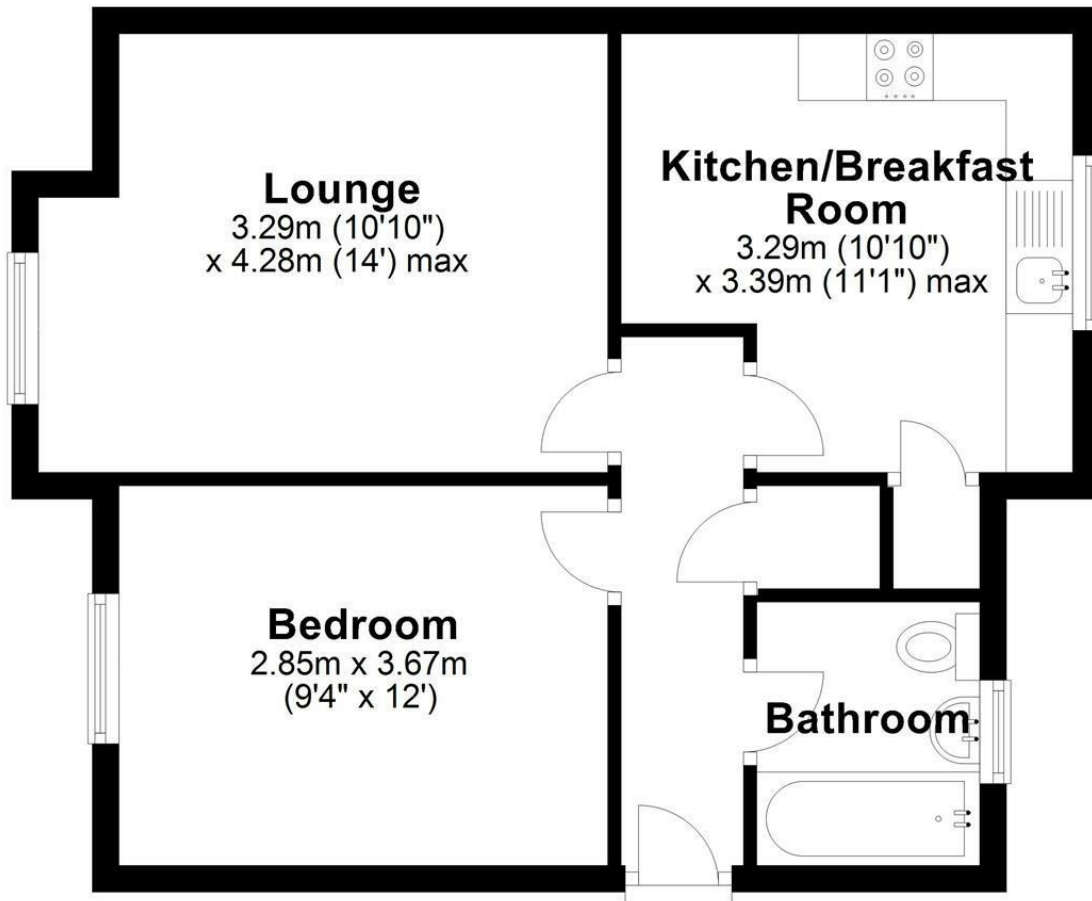




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	70
England & Wales		EU Directive 2002/91/EC

## Second Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Total area: approx. 43.9 sq. metres (472.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

