



**Estate Agents
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87 Blakemore, Brookside, Telford, TF3 1PT

Offers In The Region Of £79,950

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Ideal for an Investor or a First Time Buyer.

The property forms part of the established residential district of Brookside and is about 3 miles South of Telford Town Centre. There is a modern local centre close by with a one-stop convenience store and community building.

The property comprises a self-contained ground floor two bedroomed flat with enclosed rear garden. The gas centrally heated and double-glazed accommodation is set out in for detail as follows:

uPVC framed panelled entrance door to

Entrance Hall

with panelled radiator. Two good size walk in storage cupboards.

Lounge

with panelled radiator. uPVC framed double glazed window with outlook to rear garden. uPVC panelled double glazed external door to rear garden.

Kitchen

with a range of relatively modern base and wall mounted cupboards and comprising a single basin single drainer sink unit with double cupboards below. Return work surface with corner cupboard and 3 drawer unit below. Also recess for washing machine. Space for gas cooker and recess for upright fridge freezer. Splash back wall tiling and matching wall cabinets. uPVC framed double glazed window.

Bedroom One

double size bedroom with uPVC framed double glazed window with outlook to rear garden. Panelled radiator. Built in wardrobe.

Bedroom Two

single size bedroom with uPVC framed double glazed window with outlook to rear garden. Panelled radiator. Built in wardrobe.

Bathroom

with modern white suite comprising panelle bath, wash hand

basin and low level flush W.C. Shower over the bath. Chrome towel radiator. uPVC framed patterned double glazed window.

Outside

Approached from the front, the flat is set back off the walkway by a slabbed path and gravel border. Built in storage cupboard.

The enclosed rear garden is finished mainly to lawn. Gated access to shared path and residents' parking area.

Additional Information

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

EPC RATING: C (75)

TENURE: We are advised by the Vendor, that the property is held Leasehold with 92 years left on the lease (125 years from 1st April 1989). The annual ground rent is £10.00. There is a service charge payable to the Wrekin Housing Group for building insurance, repairs and block management. The current monthly amount is £25.29, equating to approximately £300 PA. Vacant possession will be given upon completion.

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

NOTE: The vendor of this property is a direct family relation of one of Temperton's business partners.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: 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 identification documents prior to the issue of sale confirmation.

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.

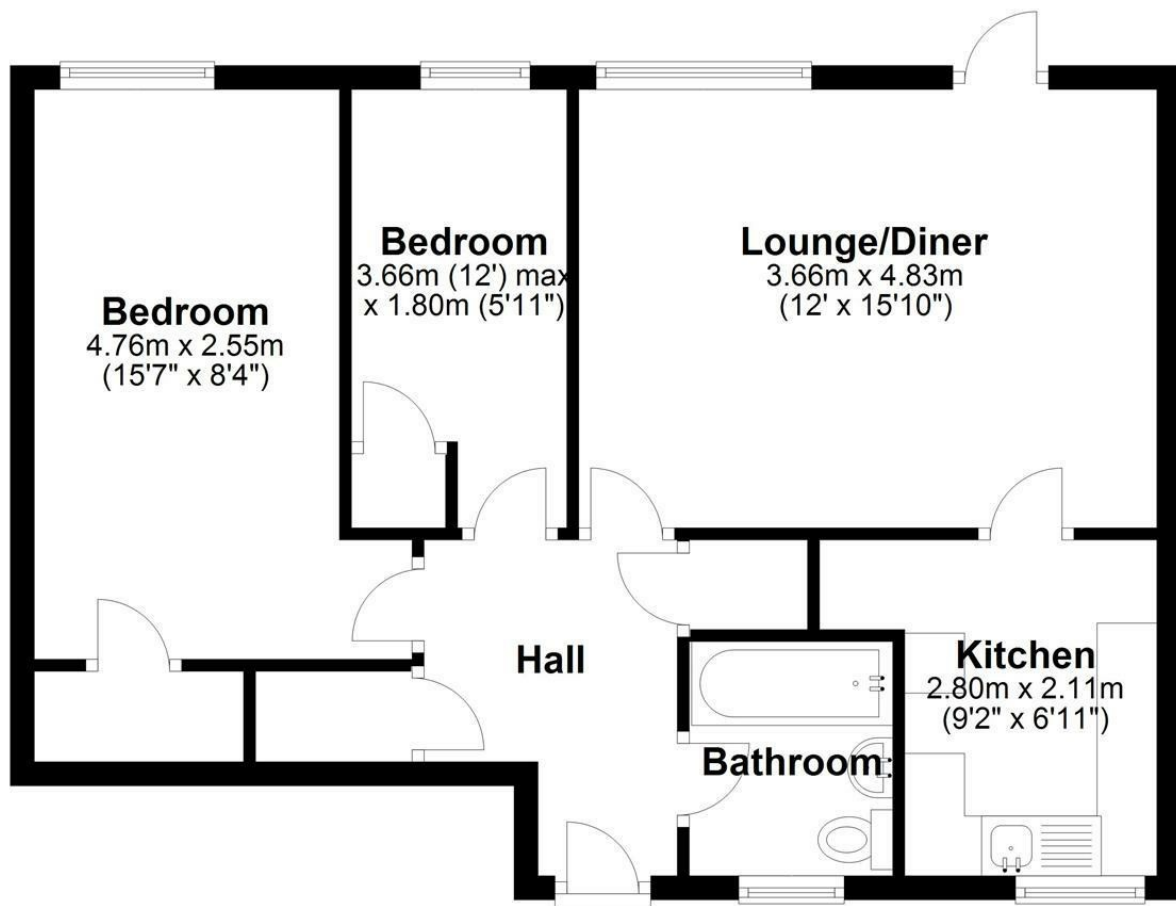




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 57.6 sq. metres (619.6 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.