



51 Meadowlea, Madeley, Telford, TF7 5BE

Reception Rooms - 1, Bedrooms - 2, Bathrooms - 1



Offers in the region of £80,000

Peter Richardson Estates Ltd
10-12 Hills Lane Drive Madeley, Telford, Shropshire, TF7 4BP
01952 588807
info@peterrichardsons.co.uk





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Offers in the region of £80,000

A great investment opportunity to purchase a split level apartment in the heart of Madeley. Available to investors only with a long term tenant in situ.

Comprising in brief of an entrance hall, large L-shaped sitting/dining room, kitchen, two double bedrooms and a bathroom over two floors.

Benefitting from UPVC double glazing and gas fired central heating.

Communal parking is located only a stones throw away.

Conveniently situated for easy access to Madeley centre and its many amenities, transport links and shops.

The tenant pays £500 p.c.m, the current lease has 85 years remaining but it understood that the owners have undertaken an extension to this lease to 175 years - at the time of writing.



Entrance Hall

Sitting Room
17'8" x 17'0"

Kitchen
8'2" x 7'2"

First Floor Landing

Bedroom One
15'1" x 9'2"

Bedroom Two
12'9" x 11'9"

Bathroom

- Available To Investors Only
- Split Level Apartment
- Long Term Tenant In Situ - Paying £500 p.c.m.
- Hallway, Sitting Room, Kitchen, Two Double Bedrooms, Bathroom
- UPVC Double Glazing, Gas Central Heating
- Good Investment
- Communal Parking Nearby
- Lease Extension In Progress To 175 Years (Current Lease As Of 2026 is 85 Years)



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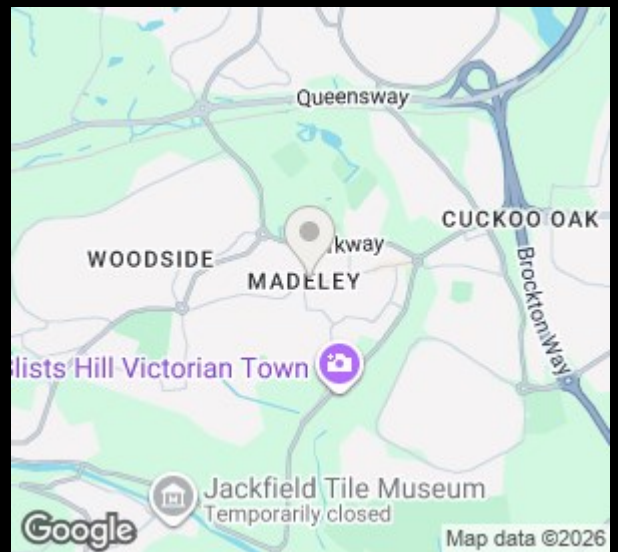
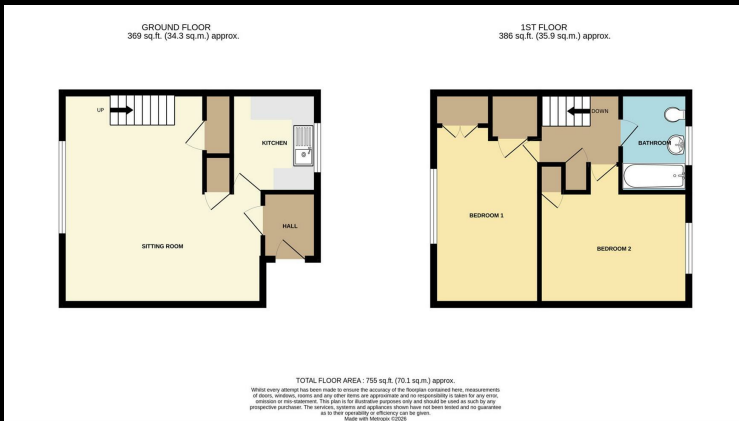


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Floor area - 753.48 sq ft
Council Tax Band - A
Tenure - Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	61	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Peter Richardson Estates and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

By law we are required to conduct anti-money laundering checks on our clients, both those buying or selling a property. We retain responsibility for ensuring checks and monitoring are correct, but the initial checks are carried out by Movebutler (iamproperty) who will contact you upon instruction of your property for sale or if you have an offer accepted on a property. The cost of these checks is £20 (including VAT) per individual. This cost covers the obtaining of relevant data and any manual checks which may be needed. These checks need to be carried out and paid for by you in advance of us advertising your property for sale, or issuing a memorandum of sale (for the buyer), paid directly to Movebutler (iamsold) and is non-refundable.

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