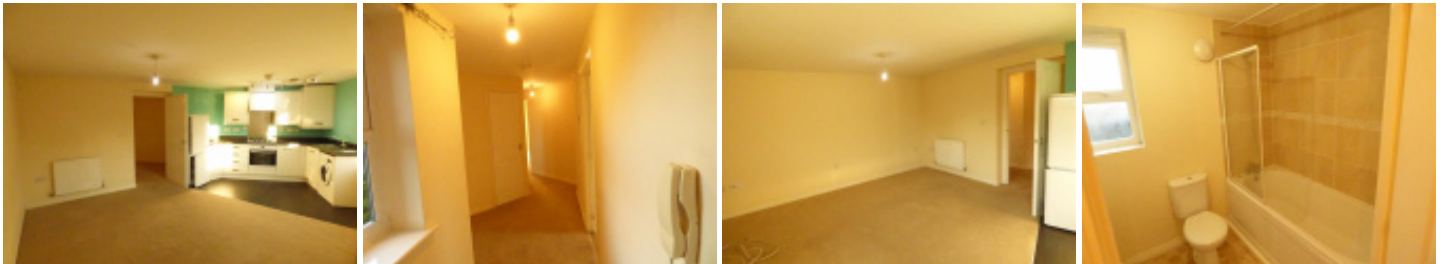


The Nettlefolds, Hadley, Telford



Offers in the region of £92,500



Key Features

- Ground Floor Apartment
- Very Well Maintained
- Investment Opportunity
- Allocated Parking Space
- Two Bedrooms
- En-Suite to Master Bedroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		78	79
		EU Directive 2002/91/EC	

Full Description



Entrance Hallway

Spacious hallway with storage cupboard, entrance security telephone and doors leading off.

Lounge 5.36m x 4.52m (17'7 x 14'10)

With windows to the front, radiators, carpet floor covering, media board and ample wall sockets.

Kitchen 5.36m x 4.52m (17'7 x 14'10)

Having modern wall and base units with worktops over, Zanussi electric oven with a four ring gas hob, chimney extractor hood, plumbing for a washing machine, space for a fridge freezer, combi boiler and lino floor covering.

Bedroom One 4.1 x 2.5 (13'5" x 8'2")

With a window to the front, carpet floor covering, radiator and door leading through to the en-suite.

En-Suite

Having a window to the front, pedestal sink, w/c, single shower cubicle, part tiled walls, lino floor covering, radiator and an extractor fan.

Bedroom Two 2.7 x 2.3 (8'10" x 7'6")

Having carpet floor covering, window to the rear and a radiator.

Bathroom 2.3 x 1.7 (7'6" x 5'6")

Having a window to the rear, lino floor covering, pedestal sink, w/c, bath with mixer tap and shower attachment over, extraction fan and a radiator.

Parking

There is an allocated parking space for one vehicle with the property.

Service Charge & Ground Rent

£1,757.58 pa

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First Floor

Approx. 55.9 sq. metres (601.8 sq. feet)

