



**26 Duffryn, Hollinswood, Telford, TF3 2BU**

**£750 Per Calendar Month**

This first-floor apartment boasts a cosy reception room, two well proportioned bedrooms, and a modern kitchen and bathroom, ensuring convenience and comfort for all residents. There is also a great balcony space. Located conveniently for Telford Town Centre, the railway station and many other amenities it is sure to suit a variety of tenants.

## Hallway

Accessed via a staircase shared with one other apartment, entering into a wood floored hallway, with ceiling spotlights, three storage cupboards, loft hatch, UPVC window and radiator.

## Kitchen



Good-sized kitchen with cream wall and base units, tiled flooring, one-and-a-half sink drainer placed underneath a UPVC double-glazed window, ceiling spotlights, integrated Hotpoint oven and hob with overhead extractor hood and plumbing for further appliances. The boiler is also housed in the kitchen.

## Lounge Diner



Spacious living area, with plenty of space for both dining and relaxing. French UPVC doors lead to the outdoor balcony area and a further UPVC window allows more light into the room. With flush ceiling spotlights, storage cupboard and radiator.

## Bathroom



Modern bathroom suite, with low-level flush WC, pedestal basin and fitted bath with overhead shower. Partially tiled walls to splash zones and floor, two frosted glass UPVC windows, chrome towel rail, extractor fan, ceiling spotlights and wall-mounted mirror.

## Bedroom One



Double bedroom with access to the balcony, a storage cupboard, central light fitting, radiator and UPVC window.

## Bedroom Two



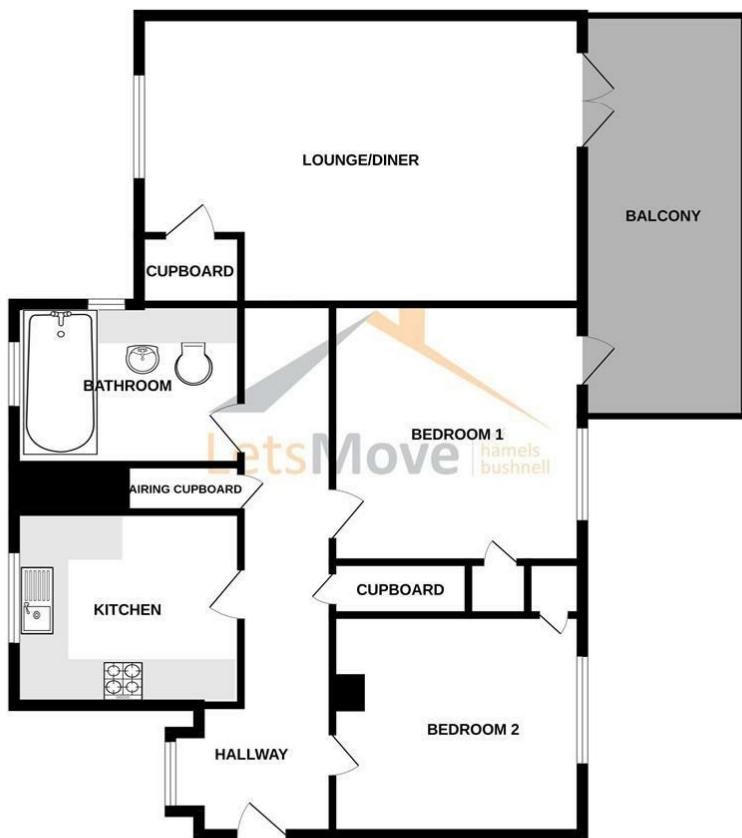
A spacious second double bedroom with built-in storage cupboard, large UPVC window, radiator and central light fitting.

## Outside



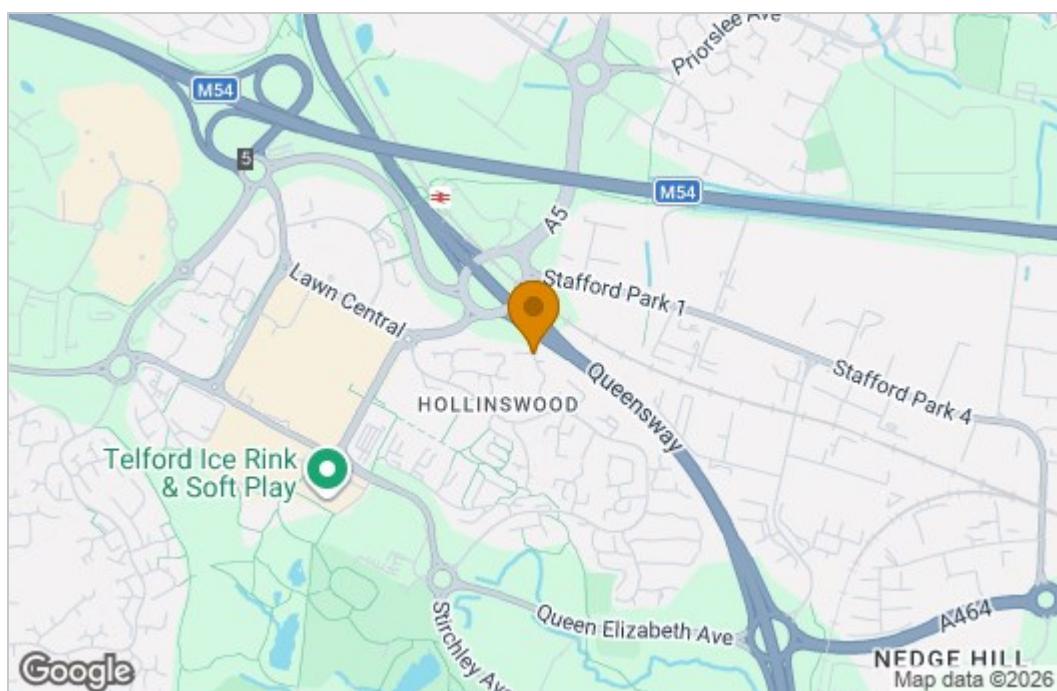
With access to the shared grassed areas surrounding the properties and communal parking. Shared stairway to the entrance of the property. Private balcony area.

## Floor Plan

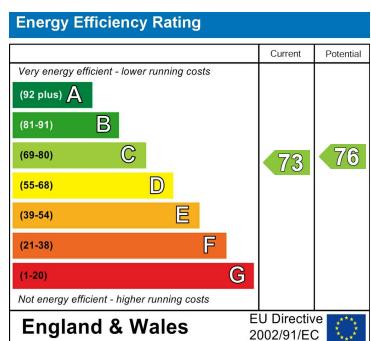


Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Area Map



## Energy Efficiency Graph



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