

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

**Offers In The Region Of £105,000**

This delightful first-floor apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests to stay over. The property also features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Whether you're looking for a starter home or a peaceful retreat, this property provides a wonderful opportunity to create a warm and inviting living space.

### 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.

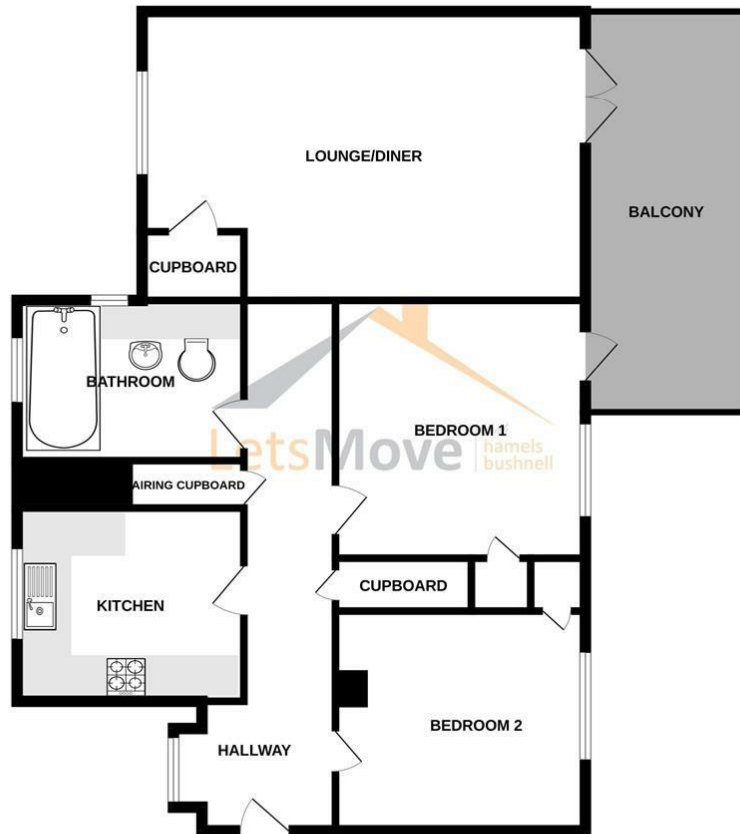
### Outside

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

### Agent Notes

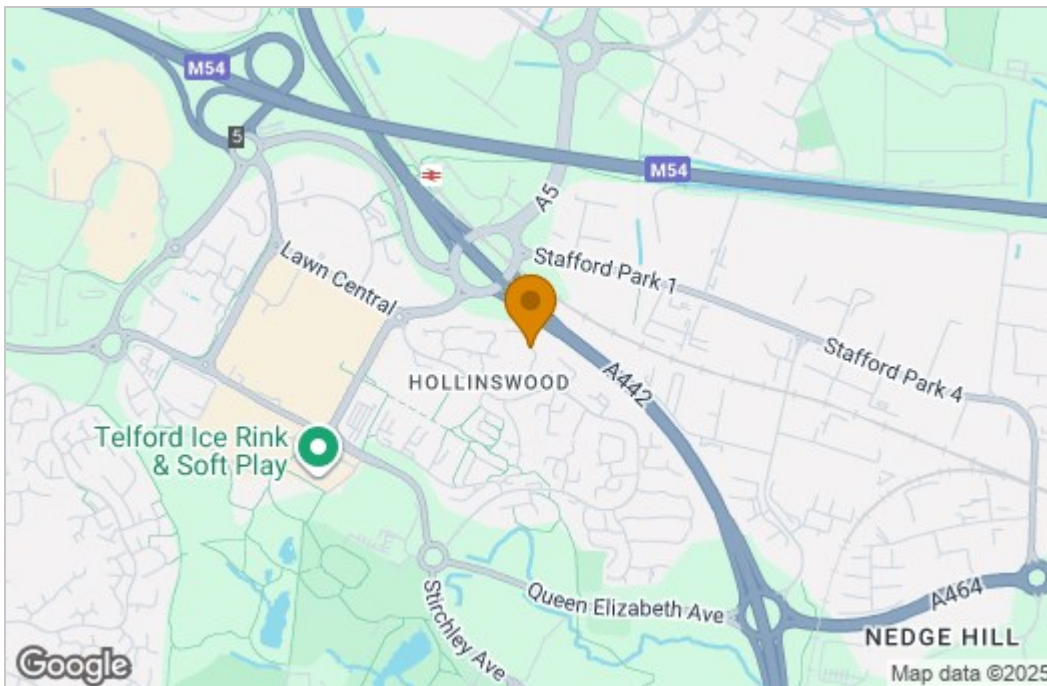
Service charge and ground rent charges apply.  
Ground Rent - £10pa  
Service Charge - £780pa  
Lease Term - 125 years  
Unexpired - 89 years

## Floor Plan

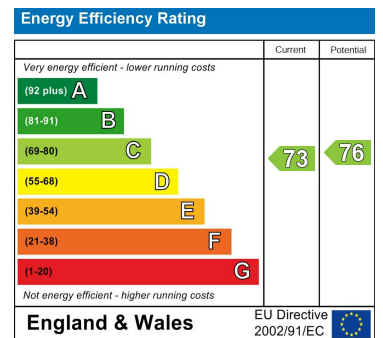


Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## Energy Efficiency Graph



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