



69 Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

1 bedroom apartment — £155,000 Leasehold

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Coopergreenpooks.co.uk

£155,000 Leasehold— 1 bedroom apartment

sales@cgpooks.co.uk

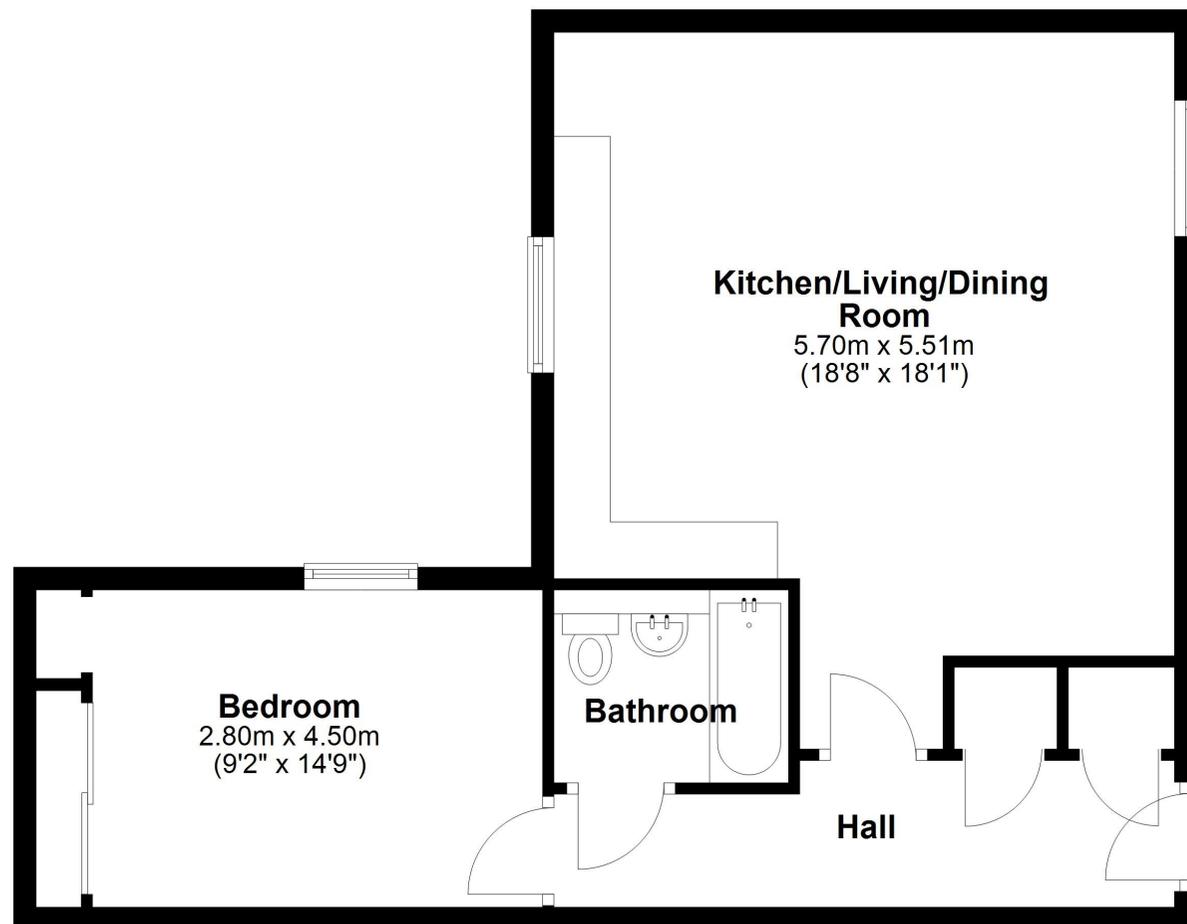
This beautifully presented and improved first floor apartment offers very well-proportioned and thoughtfully designed accommodation, finished to a high standard throughout, while benefitting from a pleasant outlook, private allocated parking, surrounded by landscaped communal gardens and parkland.

KEY FEATURES

- Lovely entrance hall with useful storage and feature wood panelling
- Impressive open plan kitchen/living/dining room with windows to two elevations allowing plenty of natural light
- The well-fitted kitchen has a range of units, integrated oven and recently installed dishwasher, as well as cork boarded flooring
- Good sized double bedroom with built-in wardrobes
- Separate re-tiled bathroom with shower and fitted mirrored cabinet
- Secondary glazed windows and electric heating
- Private allocated parking as well as additional visitor spaces
- Set within a very attractive historic building of character, stylishly converted by Shropshire Homes, surrounded by beautiful communal grounds adjoining the Shelton cricket pitch and bowling green
- A quiet and convenient location, just a short walk from Bicton Heath's excellent range of amenities, road links via the bypass, the Royal Shrewsbury Hospital, and less than two miles from the town centre

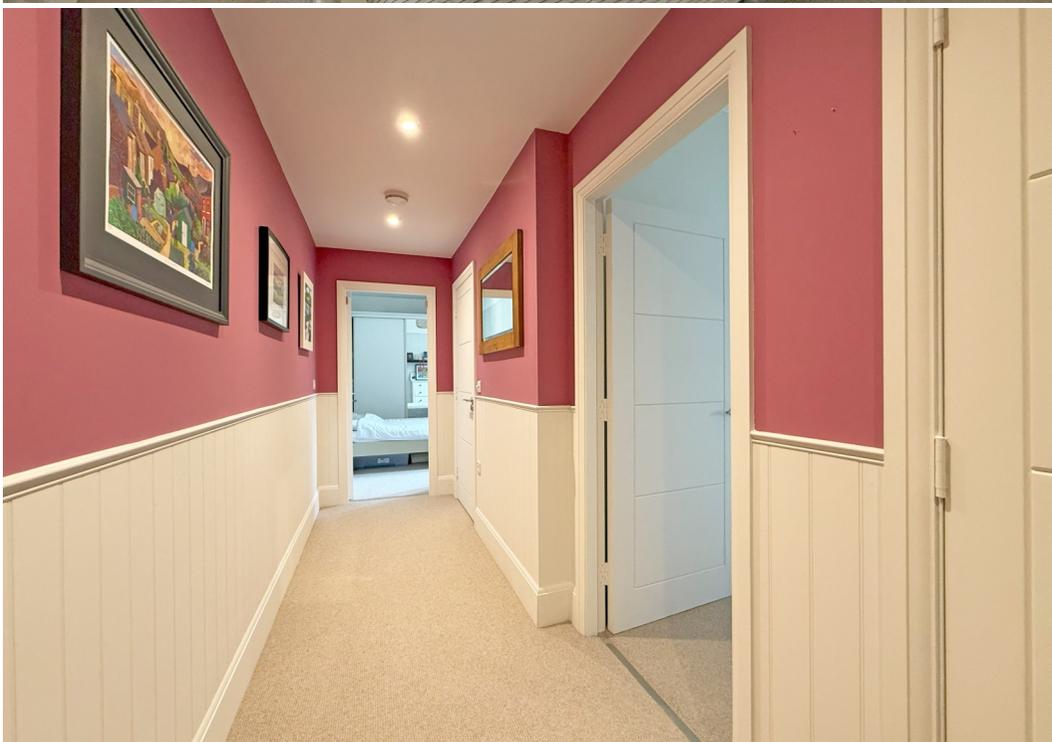
First Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



Total area: approx. 55.3 sq. metres (595.4 sq. feet)







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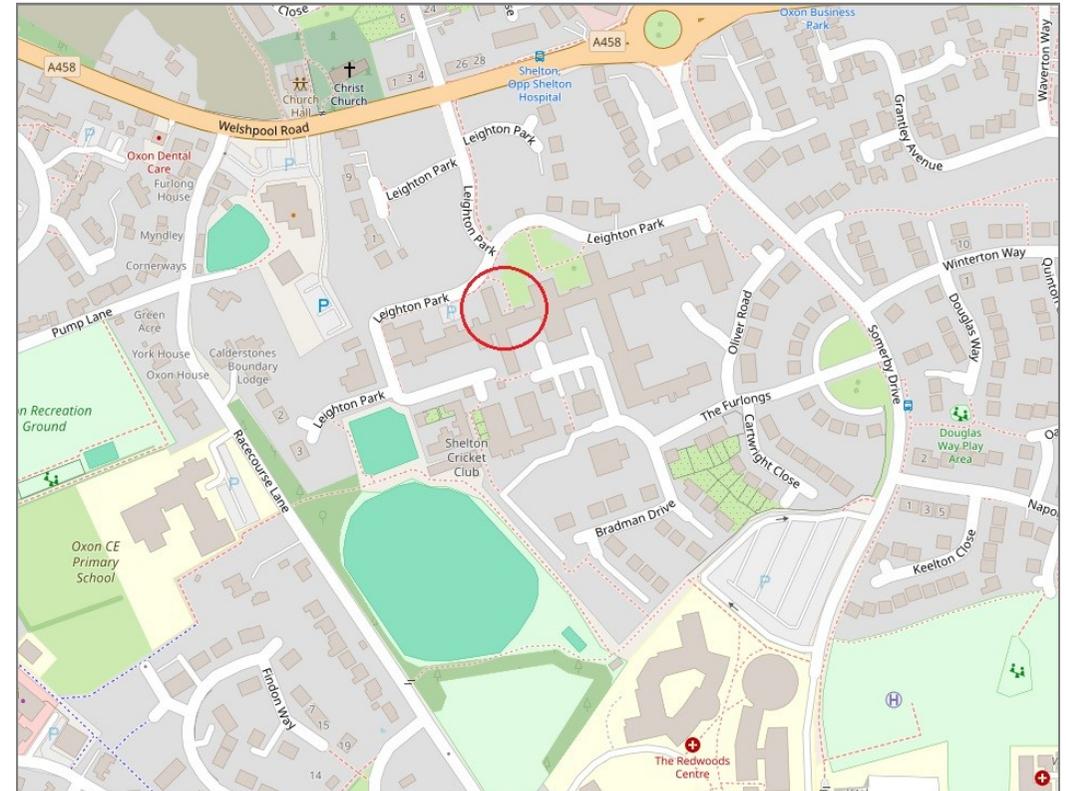
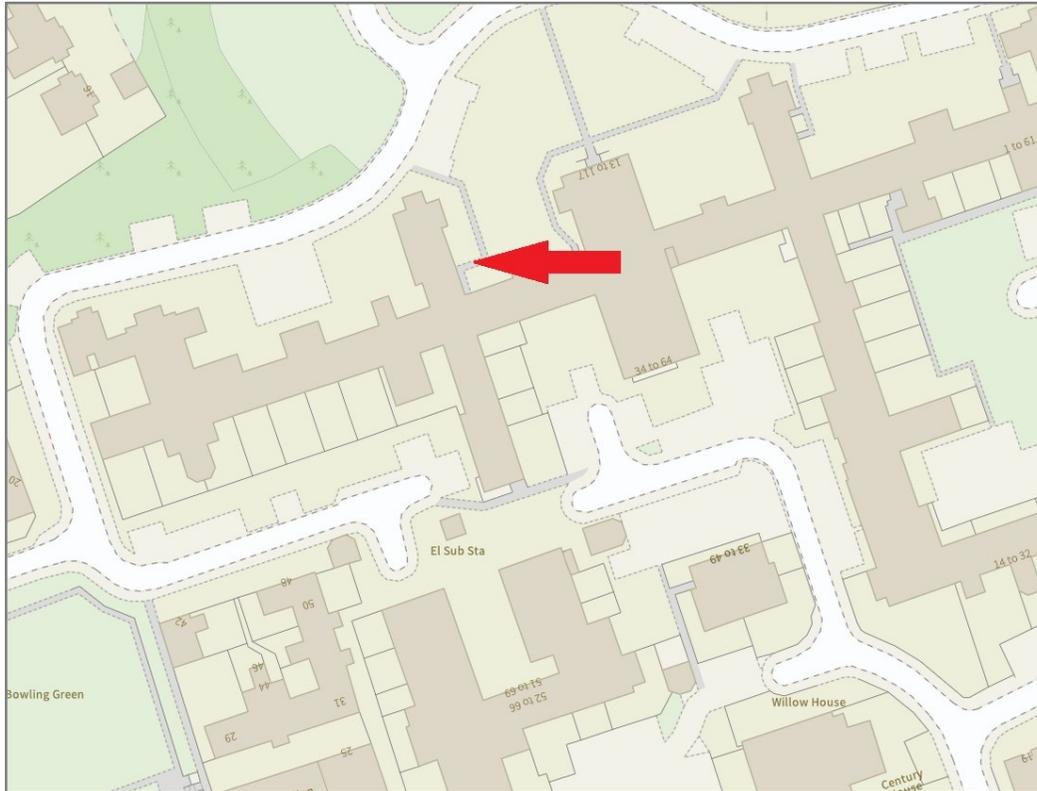
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	Mains water, electricity and drainage are connected. Electric heating.

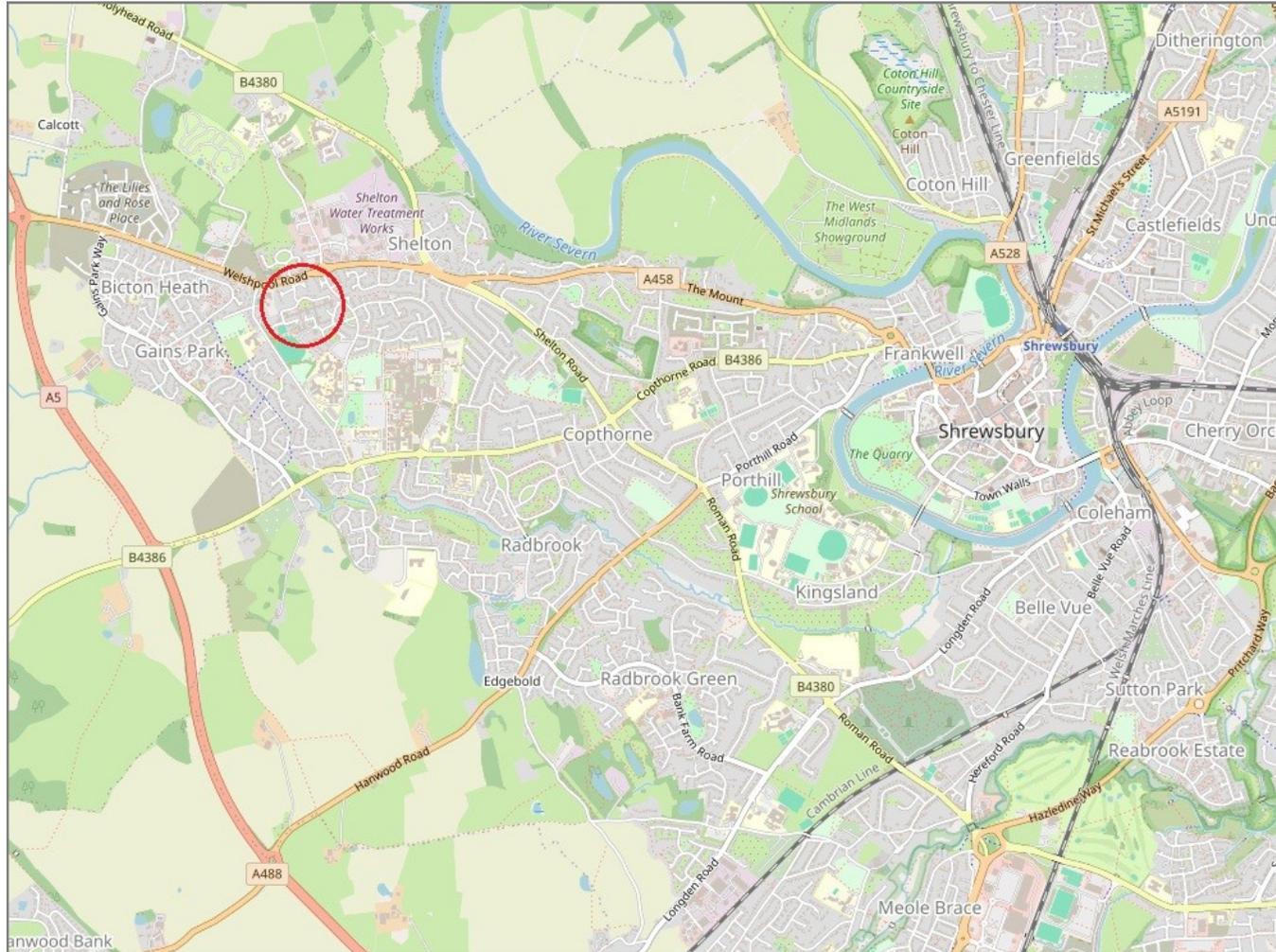
Lease Length	199 years (189 years remaining)
Start of lease	1st January 2016
Service Charge	£1,465.40 per annum
Ground Rent	£168 per annum

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