



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

1 bedroom ground floor apartment—£170,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Occupying a lovely quiet position within a stunning converted building of character, this beautifully presented ground floor apartment offers thoughtfully designed accommodation, while benefitting from a pleasant outlook to front and private allocated parking.

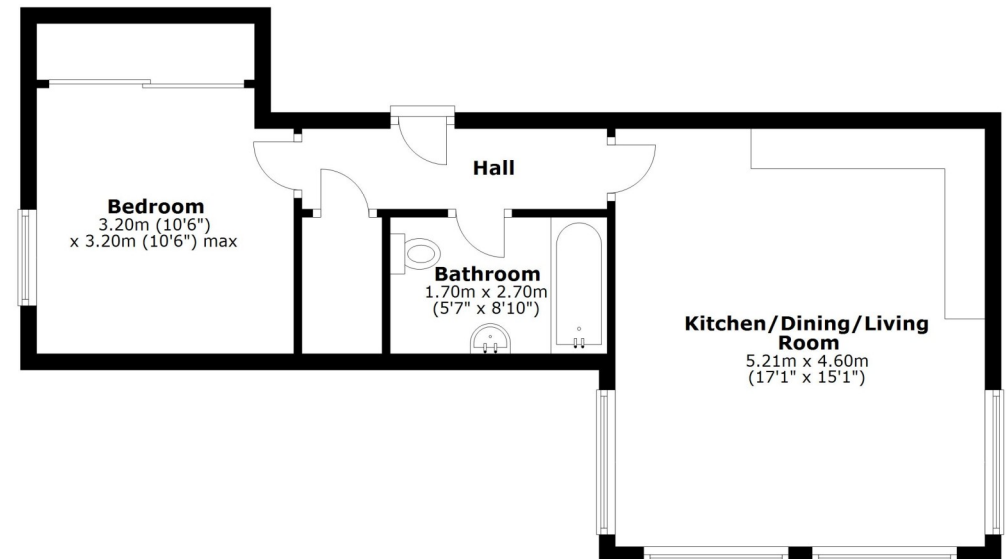
SOLD WITH NO UPWARD CHAIN

KEY FEATURES

- Neatly kept communal entrance providing access to just 3 apartments
- Spacious inner hallway with oak flooring and useful storage
- Fantastic open plan kitchen/dining/living room with feature bay window allowing plenty of natural light and views to front
- Well-fitted kitchen with integrated appliances
- Good sized double bedroom with built in wardrobes
- Separate bathroom with shower and heated towel rail
- Double glazed windows and modern electric heating
- Private allocated parking space as well as additional visitor spaces
- Set within a very attractive development 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

Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 46.7 sq. metres (502.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

Cooper Green Pooks

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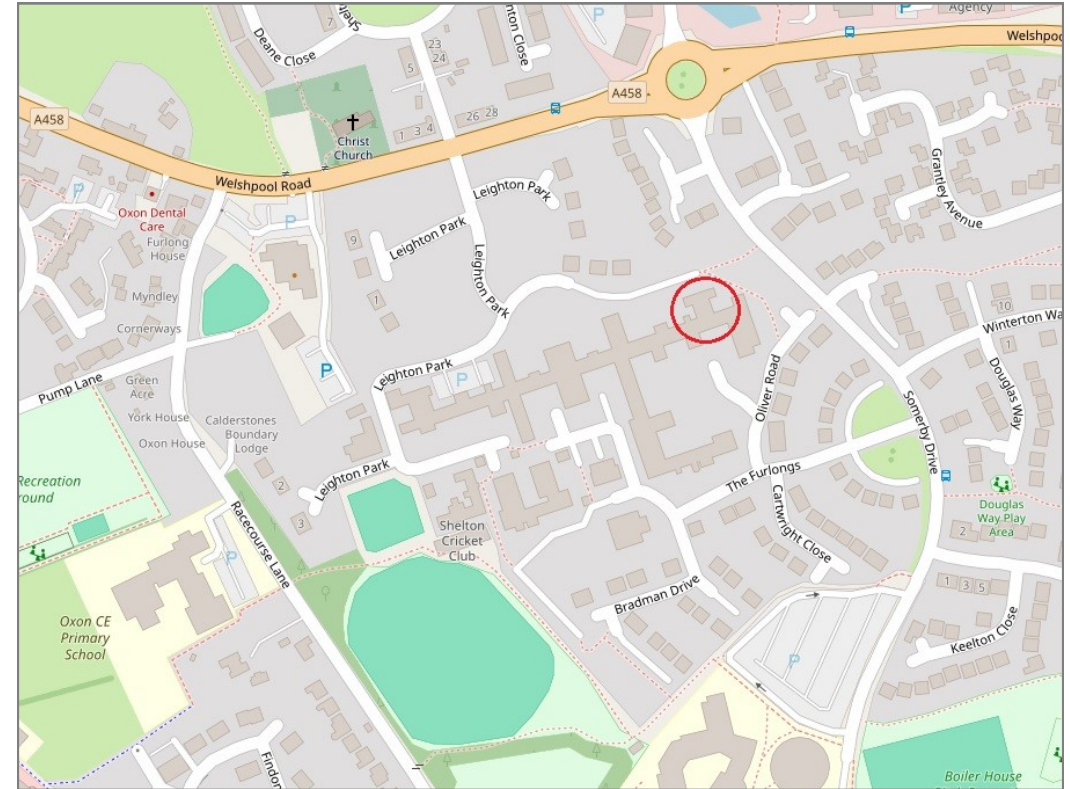
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BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease length	99 years from 2020
Ground Rent	£169,46 PA
Service Charge	£1,025.14 PA

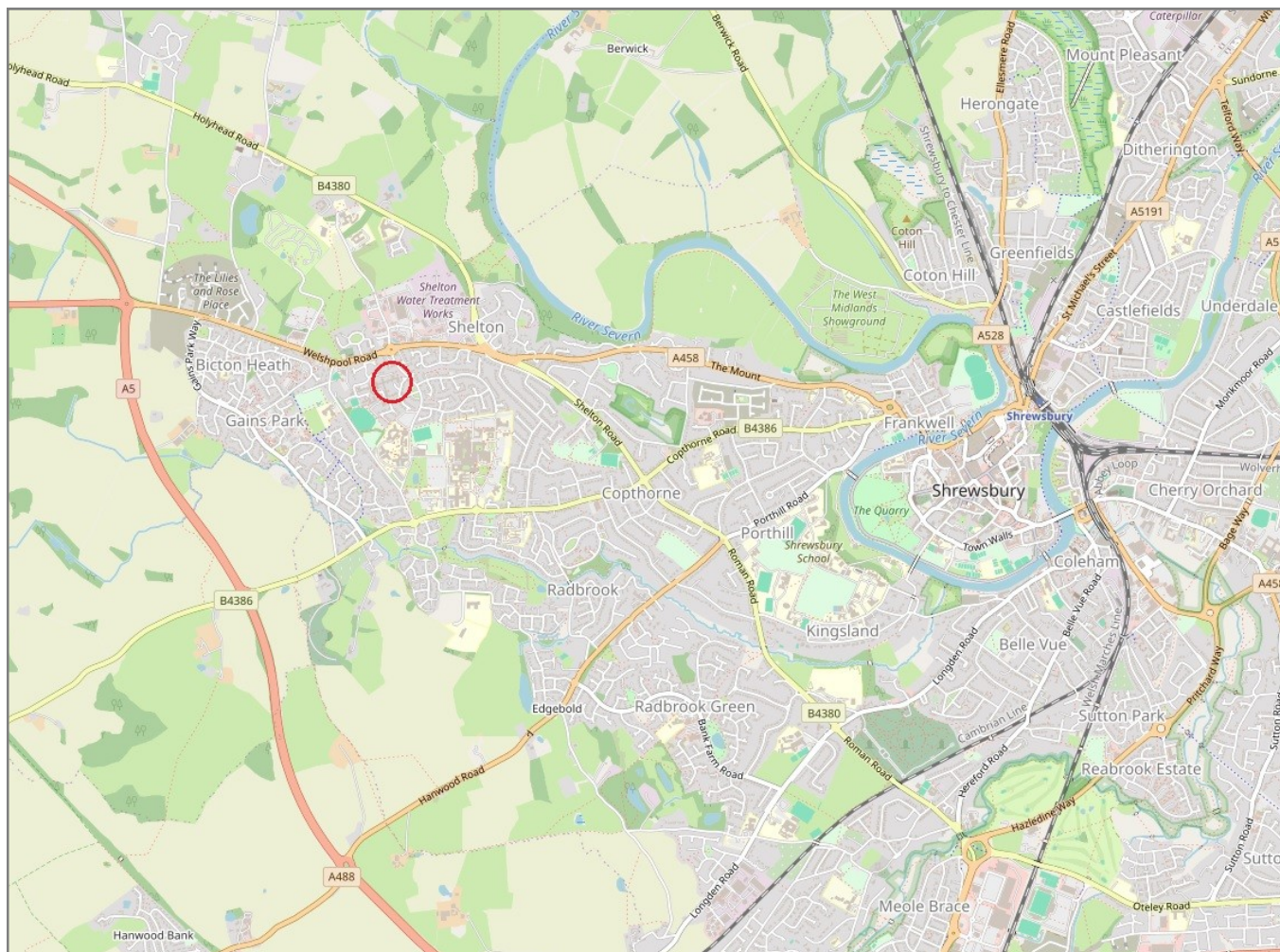
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	Mains water, electricity and drainage are connected

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