



46C The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FW

Offers in the Region Of £249,995

A modern and beautifully unique two bedroom apartment oozing character and space located in the recently renovated Leighton Park development the generous living accommodation comprises of: Communal entrance, private staircase to first floor, bright landing space, Living Room, Modern fitted Kitchen/Dining Room, 2 double bedrooms, En-suite and Bathroom, 2 allocated parking spaces, communal gardens. Viewing is highly recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Communal Entrance

Panelled entrance door, staircase rising to:

Landing 15' 5" x 5' 3" (4.70m x 1.60m)

With built in airing cupboard with hot water cylinder and slatted shelving over

Living Room 15' 1" x 11' 2" (4.59m x 3.40m)

Carpeted, x2 windows, x2 radiators

Kitchen/Dining Room 10' 4" x 13' 2" (3.15m x 4.01m)

With tiled floor. Providing an attractive modern range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless sink unit and drainer with mixer tap. Integral electric oven and grill with microwave oven over. 4 ring gas stainless steel hob unit with fitted filter hood and stainless steel splash. Integral fridge freezer. Integral dishwasher. Integral washing machine. Under cupboard lighting. Wall mounted cupboard housing the VAILLANT gas fired central heating boiler.

Bedroom 1 21' 9" x 10' 4" (6.62m x 3.15m)

Built in double wardrobe with mirror fronted sliding doors, hanging rail and fitted shelving. Dual windows to front

En-Suite 6' 0" x 6' 4" (1.83m x 1.93m)

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin, corner shower cubicle with mains fed BRISTAN shower. Sliding splash screen. Inset tiles. Shaving connection point. Ceiling downlighters and extractor fan.

Bedroom 2 22' 2" x 8' 10" (6.75m x 2.69m)

Dual aspect windows with pleasant aspect over green area to rear.

Bathroom 5' 7" x 12' 5" (1.70m x 3.78m)

With tiled floor. Providing a white suite comprising low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. Shaving connection point. Panelled bath. Large shower cubicle with BRISTAN mains fed shower. Inset tiling. Sliding splash screen. Wall mounted heated towel rail. Ceiling downlighters. Extractor fan.

Outside

The property provides two designated parking spaces. It should also be noted that there are a number of visitors' spaces available. Use of beautiful communal gardens

Tenure

Leasehold. Length of Lease: 199 years from 1.1.2016. Ground Rent: £250 Service Charge: £763 every 6 months. Purchasers must confirm via their solicitor.

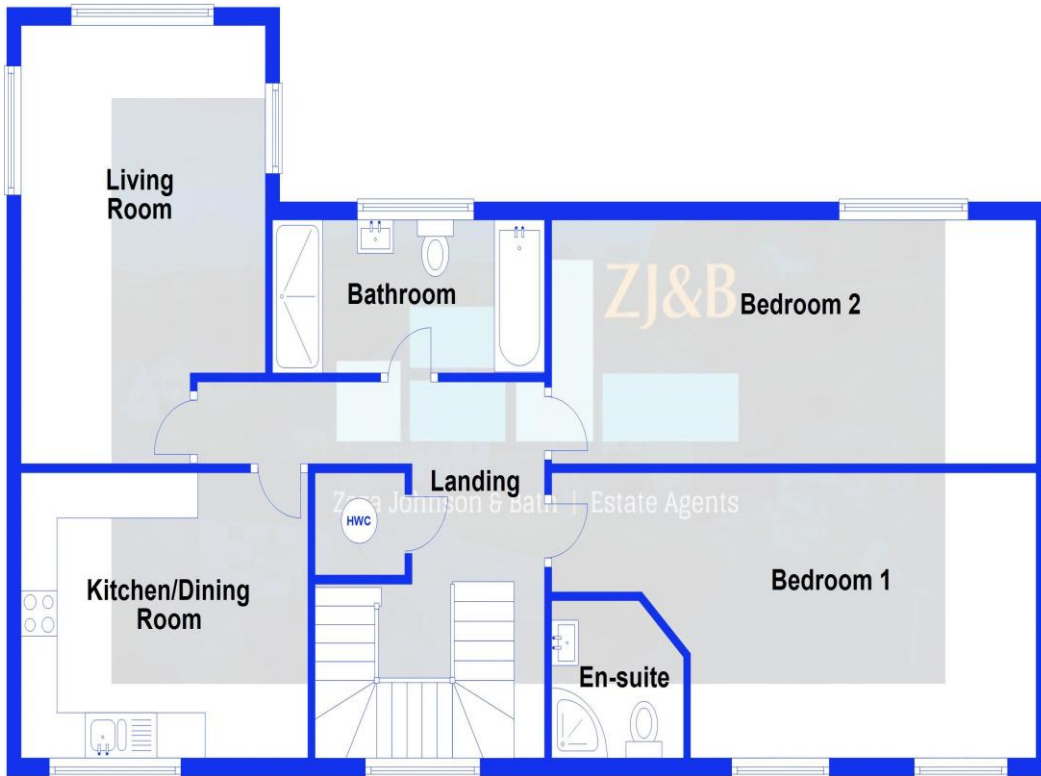
Council Tax Band B

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor

Approx. 91.6 sq. metres (985.8 sq. feet)



Total area: approx. 91.6 sq. metres (985.8 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.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
46c, The Furlongs Baton Heath SHREWSBURY SY3 5PW	Energy rating	Valid until: 21 January 2028
	C	Certificate number: 8513-7931-5040-8536-2902
Property type	Mid-terrace house	
Total floor area	100 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage