



45B Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FS

Offers in the Region Of £155,000

A spacious, modern 1 bedroom apartment located in this beautiful historical building. The apartment is located in the new development of Leighton Park, renovated by Shropshire Homes. The modern accommodation comprises:- Communal Entrance, Hallway, Large Open Plan Kitchen/Living Room, Bedroom with built in double wardrobe, Modern Bathroom, Communal Gardens, Allocated Parking Space. NO UPWARD CHAIN.



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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.

Accommodation comprises

Composite entrance fire door.

Hallway 14' 5" x 3' 4" (4.39m x 1.02m)

Carpet, electric heater, shelved storage cupboard housing hot water cylinder, entry phone system.

Open Plan Kitchen/Living Room 21' 11" x 9' 5" (6.68m x 2.87m)

Kitchen Area - fitted with good range of units with a white matt finish, wood effect laminate work tops, inset sink unit, integrated 4 ring electric hob with stainless steel splash back, electric oven below and extractor above, integrated washer/dryer, built in storage cupboard, wood effect vinyl flooring. Living Area - carpet, electric heater, double glazed bay window overlooking communal gardens, aerial socket.

Bedroom 10' 10" x 8' 11" (3.30m x 2.72m)

Carpet, bay window, double glazed window overlooking communal gardens, built in double wardrobe with mirror fronted sliding doors, electric heater.

Bathroom 5' 7" x 7' 2" (1.70m x 2.18m)

Tile effect vinyl flooring, fitted with 3 piece suite including bath with mixer shower over and fully tiled surround, wash basin, WC, electric heater, extractor fan.

Lease details

Length of lease: 199 years from January 2016 (191 years remaining). Ground Rent: £170 per annum. Service Charge: £950 per annum

Communal Gardens

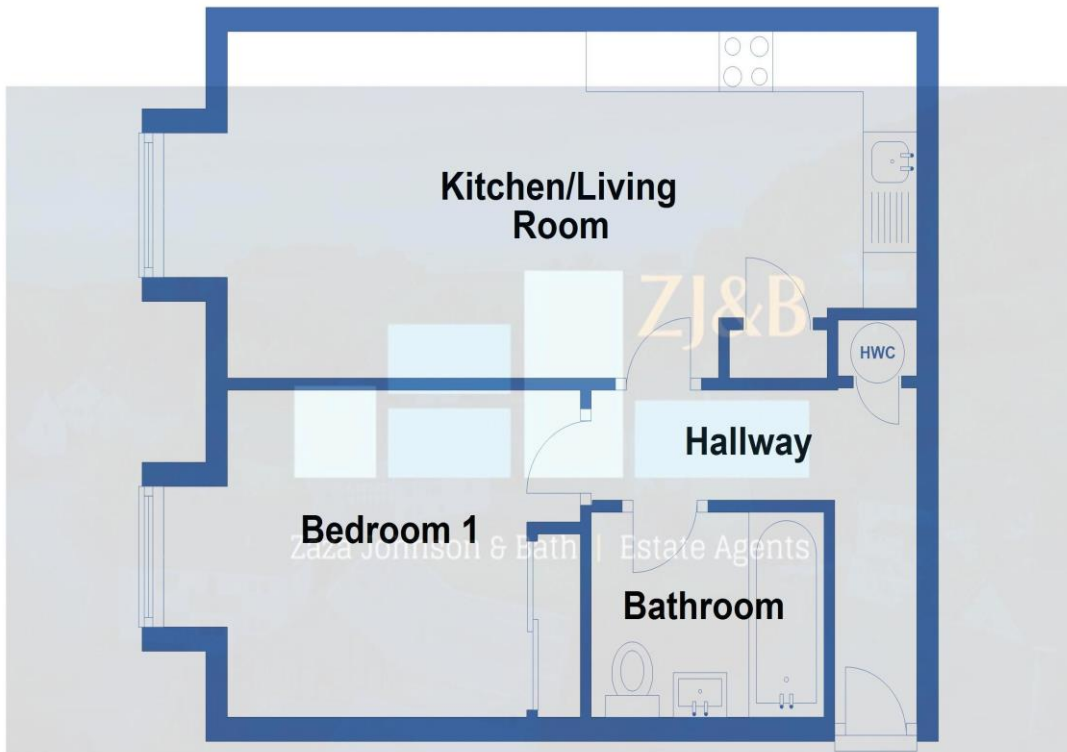
Allocated Parking

Council Tax Band A

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



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

FLOOR PLANS FOR GUIDANCE ONLY

17/06/2024, 17:10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

450, Leighton Park Baton Road Berkhamstead MK13 9FS	Energy rating C	Valid until: 8 June 2029
		Certificate number: 6601-7936-6440-5488-5902

Property type: Mid-floor flat
Total floor area: 41 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/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>)

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/6601-7936-6440-5488-5902>

1/5



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