



58C The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FW

Offers in the Region Of £249,995

A modern and beautifully presented 2 bedroom apartment offering spacious accommodation throughout. Located on the recently developed Leighton Park site in Bicton Heath and benefits from many local amenities nearby. Communal Entrance, Private Staircase To First Floor, Bright Landing Area, Living Room, Contemporary Kitchen/Dining Room, 2 Double Bedrooms, En-suite and Bathroom, Allocated Parking Spaces and Communal Gardens.



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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

Communal Entrance

Composite entrance door, radiator, storage space, carpeted staircase to First Floor Apartment.

First Floor Landing 13' 5" x 3' 5" (4.09m x 1.04m)

Wooden sash window facing communal car park, built in storage cupboard, radiator, telecom system for visitors.

Living Room 16' 3" x 12' 1" (4.95m x 3.68m)

2 radiators, 3 windows overlooking Communal Gardens, carpet.

Kitchen/Dining Room 11' 10" x 11' 4" (3.60m x 3.45m)

Beautifully fitted with contemporary range of units, worktops with inset sink unit, integrated microwave, oven, 4 ring gas hob with stainless steel splash and filter hood above dishwasher, fridge and freezer. Tiled flooring, radiator, window to the front.

Bedroom 1 22' 6" x 11' 4" (6.85m x 3.45m)

A lovely large bedroom, carpet, built in wardrobe with mirror fronted sliding doors, 2 sash windows to the front, 2 radiators.

En Suite Shower Room

Fitted with white 3 piece suite including tiled corner shower cubicle, wash basin and WC, tiled flooring, half tiled walls, extractor fan towel radiator.

Bedroom 2 24' 6" x 9' 5" (7.46m x 2.87m)

Another lovely big bedroom with carpet, 2 double radiators, sash window overlooking Communal Gardens.

Outside

Leading out from the main entrance there is a communal carpet with allocated parking space with additional visitor parking close by. To the rear are Communal Gardens.

Bathroom

Fitted with white 4 piece suite including bath, wash basin and WC set to vanity unit with storage, tiled corner shower cubicle, part tiled walls, tiled flooring, towel radiator, extractor, sash facing Communal Gardens.

Lease Details

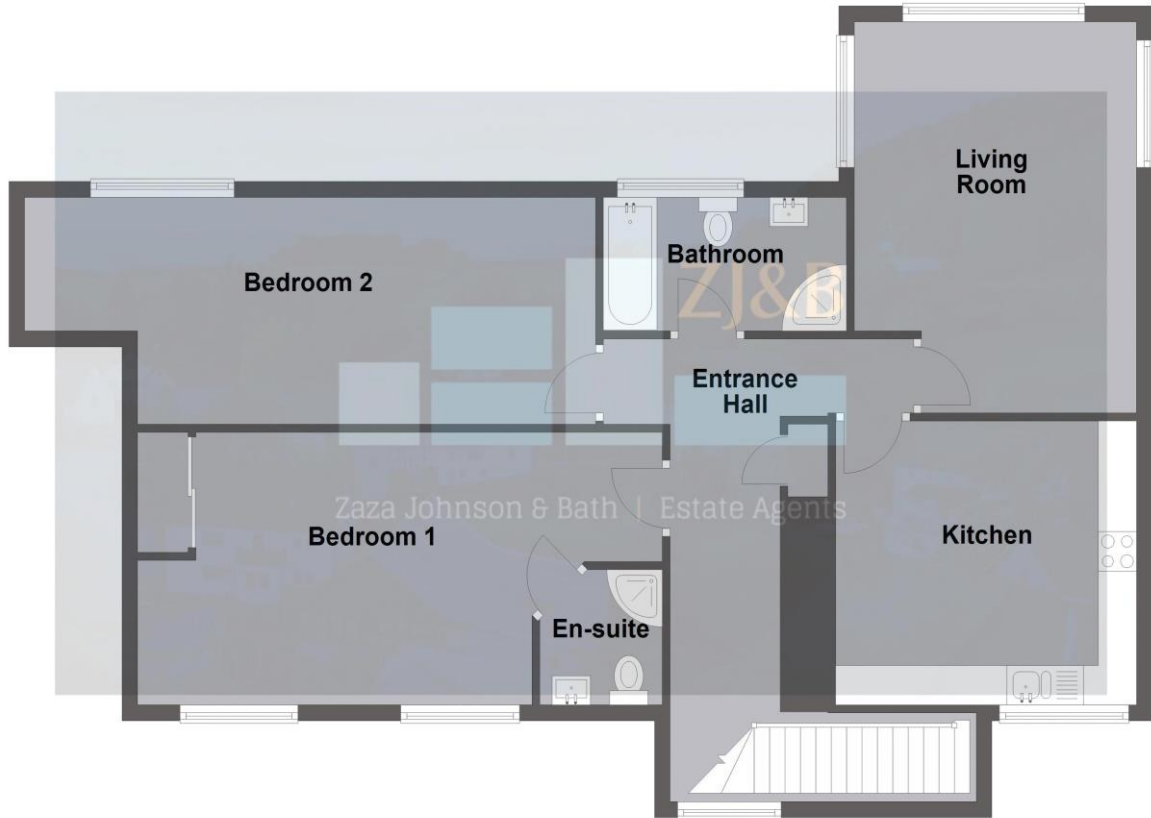
There are 192 years left on the lease. Ground Rent is £275 per annum and Service Charge is £1550 per annum.

Council Tax Band C

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



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FLOOR PLANS FOR GUIDANCE ONLY

04/10/2024, 16:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

58c, The Furlongs Bicton Heath SHREWSBURY SY5 5PQ	Energy rating C	Valid until: 4 December 2029
		Certificate number: 9664-3885-7123-9001-7841

Property type Top-floor flat
Total floor area 83 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/landlords-should-letting-property-minimum-energy-efficiency-standards-what-you-need-to-know](#)

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	79 C	79 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-certificate.service.gov.uk/energy-certificate/9664-3885-7123-9001-7841>

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