



**Zaza Johnson & Bath**  
Estate Agents

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

### **Offers in the Region Of £140,000**

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.



**45B Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FS      Ref: 4858**

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**

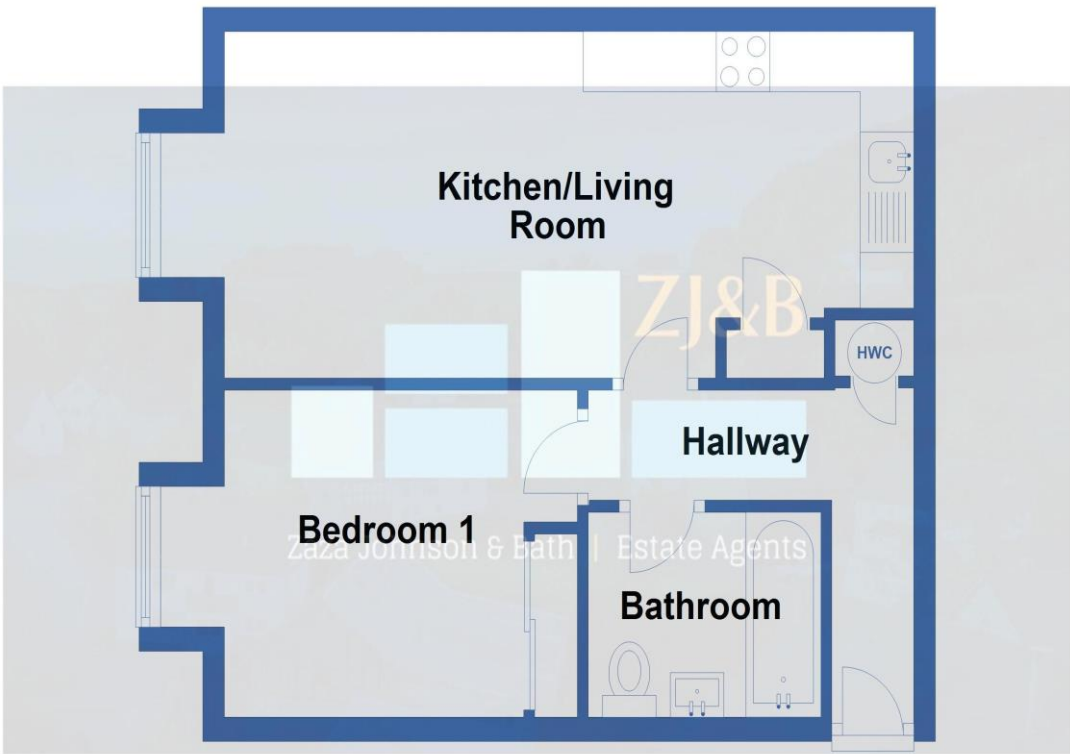
**Allocated Parking**

**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

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

455, Leighton Park Baton Road Berkshire RG3 5PS	Energy rating <b>C</b>	Valid until 8 June 2029
		Certificate number 8691-7936-6440-5488-5902

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/government/publications/energy-efficiency-standards-in-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-certificate.service.gov.uk/energy-certificate/8691-7936-6440-5488-5902>

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### **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**