



Zaza Johnson & Bath
Incorporating Jacksons

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97 Leighton Park **Bicton Heath Shrewsbury Shropshire** **Monthly Rental Of £700**

AVAILABLE NOW. A spacious first floor apartment. Set in the west wing of this stunning converted Grade II listed building, surrounded by beautiful landscaped residents grounds, the stylish interior comprises: Hall With Large Cloaks Cupboard, Impressive Open Plan "L" Shaped Room Comprising Impressive Fully Fitted Kitchen, Generous Living Area, Double Bedroom Area With Wardrobe, Excellent Fitted Shower Room. Allocated Parking. ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent EXCLUDES utilities and council tax. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property. Pets are not considered unless otherwise stated.



97 Leighton Park, Bicton Heath, Shrewsbury, Shropshire, SY3 5FS



Accommodation includes:
Entrance Hall

Open Plan Kitchen/Living/Bedroom
22' 8" x 21' 10" max 10' min (6.90m x 6.65m/3.05m)

Airing Cupboard

Shower Room

Council Tax Band A

Monthly Rental Of £700
per calendar month

Deposit - £750.00
5 weeks rent

Minimum Term of 12 months



Total area: approx. 43.8 sq. metres (471.2 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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Energy performance certificate (EPC)

97, Leighton Park Bicton Heath Shrewsbury SY3 5FS	Energy rating E	Valid until 2 October 2028
Certificate number 8485-7134-4930-9521-4938		
Property type Top-floor flat		
Total floor area 44 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 here how you can check your property's energy rating here how you can check your property's energy rating here		
Energy rating and score This property's current energy rating is E. It has the potential to be E. See how to improve this property's energy efficiency		

FLOOR PLANS FOR GUIDANCE ONLY