



46c The Furlongs, Leighton Park, Shrewsbury, SY3 5FW

2 bedroom apartment—£249,995 Leasehold

46c The Furlongs, Leighton Park, Shrewsbury, SY3 5FW

Coopergreenpooks.co.uk

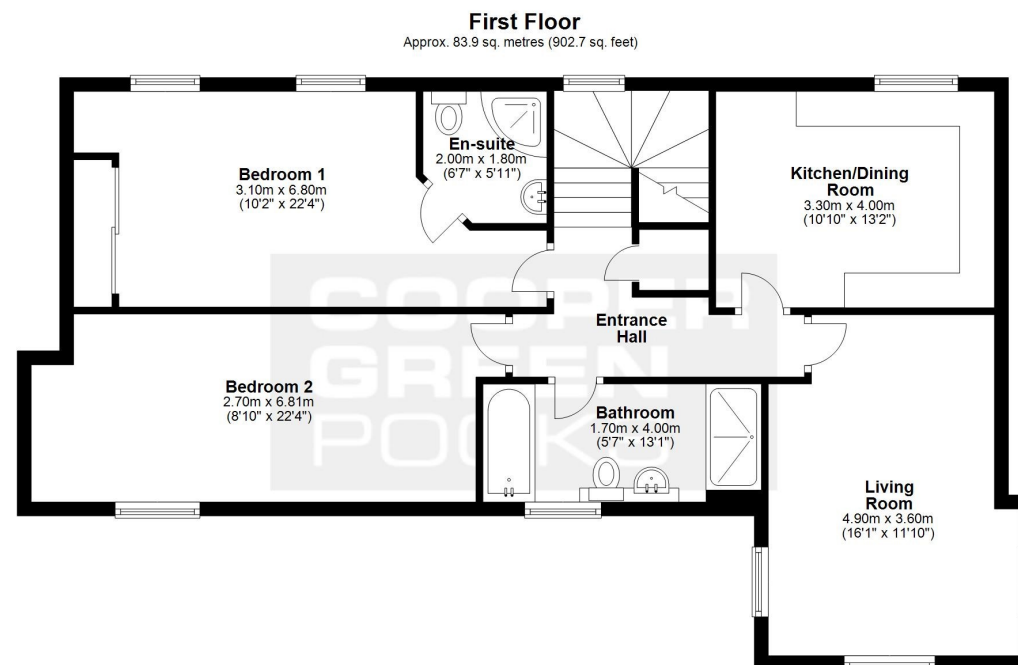
£249,995 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

This beautifully presented and individually designed first floor apartment provides well-proportioned accommodation within this historic and very attractive grade II listed building, forming part of an impressive development set in beautiful parkland, while being just two miles from Shrewsbury town centre.

KEY FEATURES

- Private front door and staircase to entrance hallway with useful storage
- Living room with windows to three elevations and lovely views across communal gardens
- Well-fitted kitchen/dining room with integrated appliances
- Two large double bedrooms, one of which has an en-suite shower room, and a separate good sized family bathroom with shower
- Original feature windows which have modern secondary glazing
- Gas fired central heating
- Private allocated parking as well as additional visitor spaces
- A fantastic parkland setting with extensive communal grounds, bowling green and cricket pitch with club house
- Situated within a quiet and convenient location, just a short distance from Bicton Heath's excellent range of amenities, road links via the bypass, the Royal Shrewsbury Hospital, and less than two miles from the town centre



Total area: approx. 83.9 sq. metres (902.7 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.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk













46c The Furlongs, Leighton Park, Shrewsbury, SY3 5FW

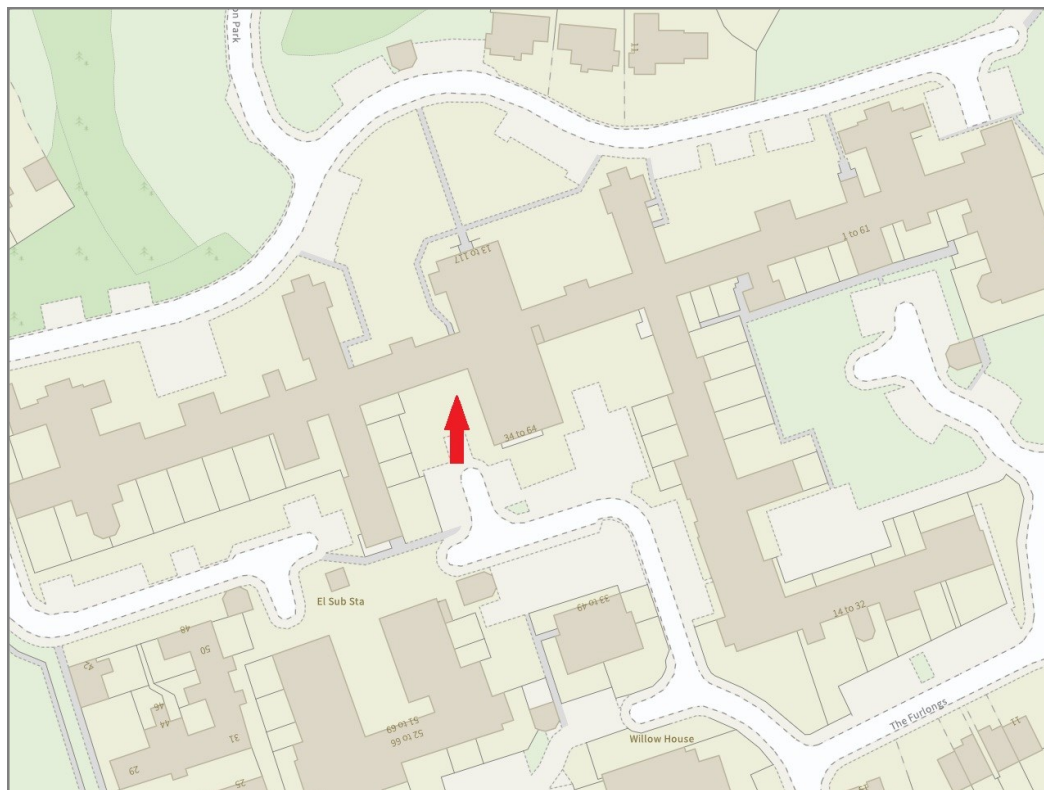
£249,995 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

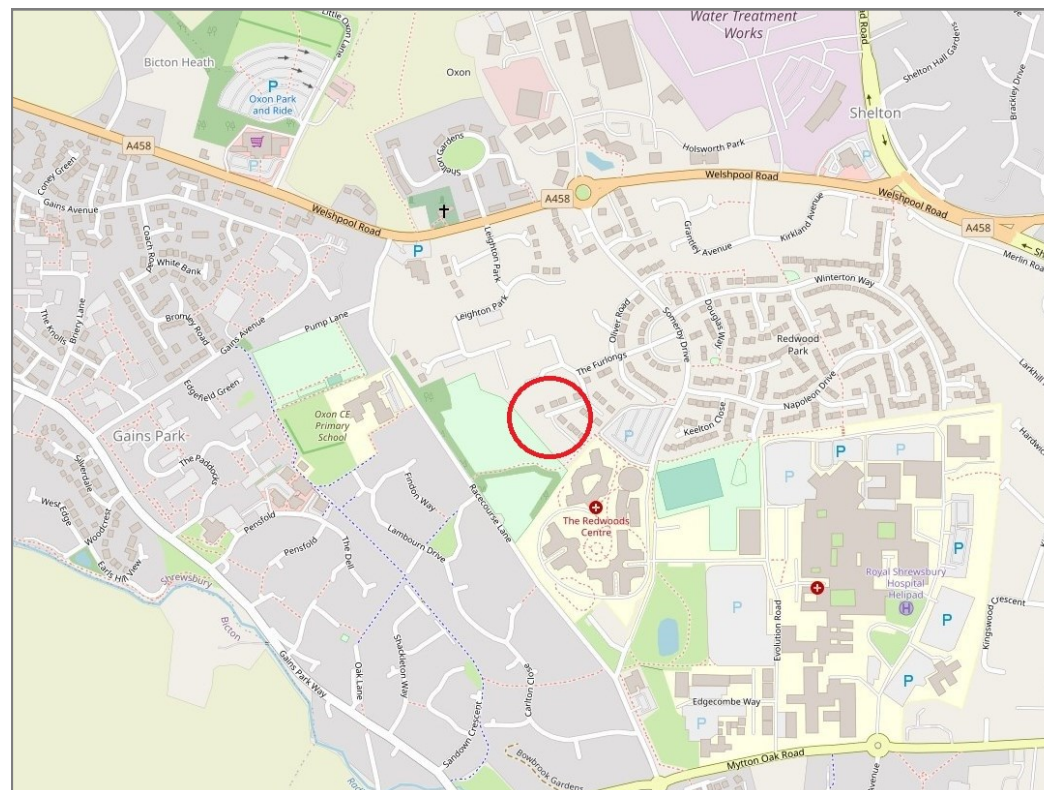
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease Length	199 years from 2016
Service Charge	£1,526 PA
Ground Rent	£282.43 PA

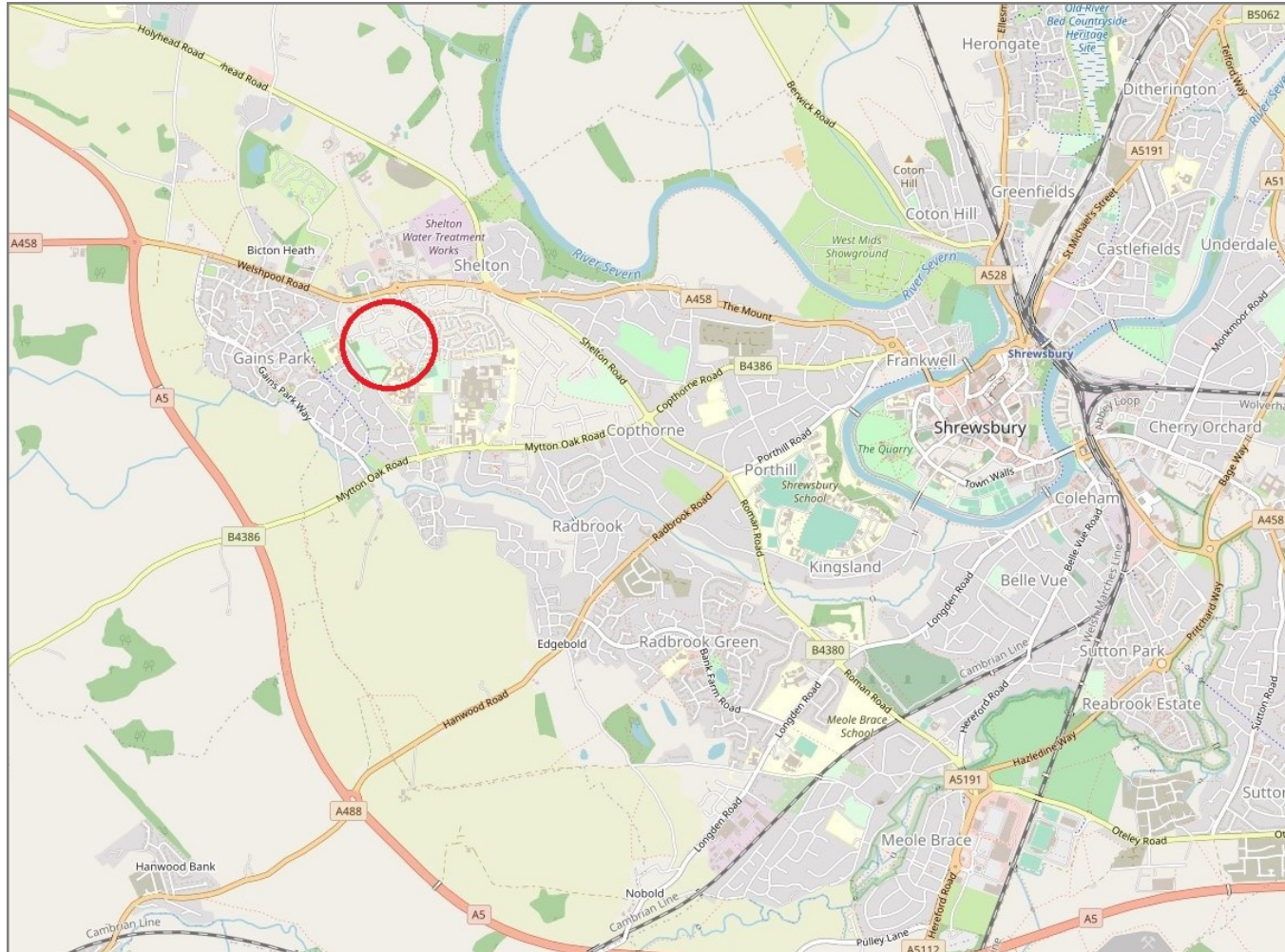
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

46c The Furlongs, Leighton Park, Shrewsbury, SY3 5FW

Coopergreenpooks.co.uk

£249,995 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.