



23 Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

1 bedroom ground floor apartment—£190,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

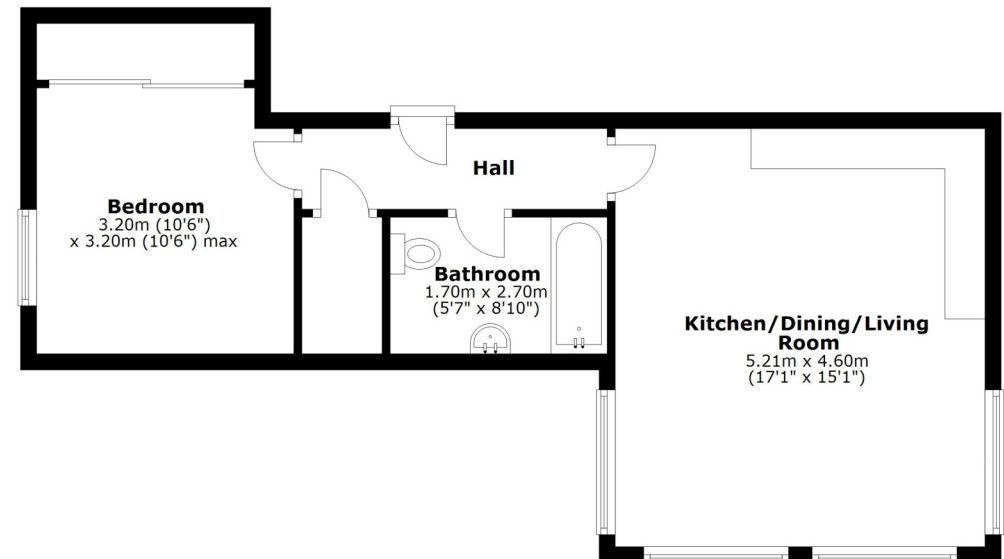
Occupying a lovely quiet position within a stunning converted building of character, this beautifully presented ground floor apartment offers thoughtfully designed accommodation, while benefitting from a pleasant outlook to front and private allocated parking.

KEY FEATURES

- Neatly kept communal entrance providing access to just 3 apartments
- Spacious inner hallway with useful storage
- Fantastic open plan kitchen/dining/living room with feature bay window allowing plenty of natural light and views to front
- Well-fitted kitchen with integrated appliances
- Good sized double bedroom with built in wardrobes
- Separate bathroom with shower and heated towel rail
- Double glazed windows and modern electric heating
- Private allocated parking space as well as additional visitor spaces
- Set within a very attractive development by Shropshire Homes, surrounded by beautiful communal grounds adjoining the Shelton cricket pitch and bowling green
- A quiet and convenient location, just a short walk 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
- Sold with no upward chain

Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 46.7 sq. metres (502.6 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









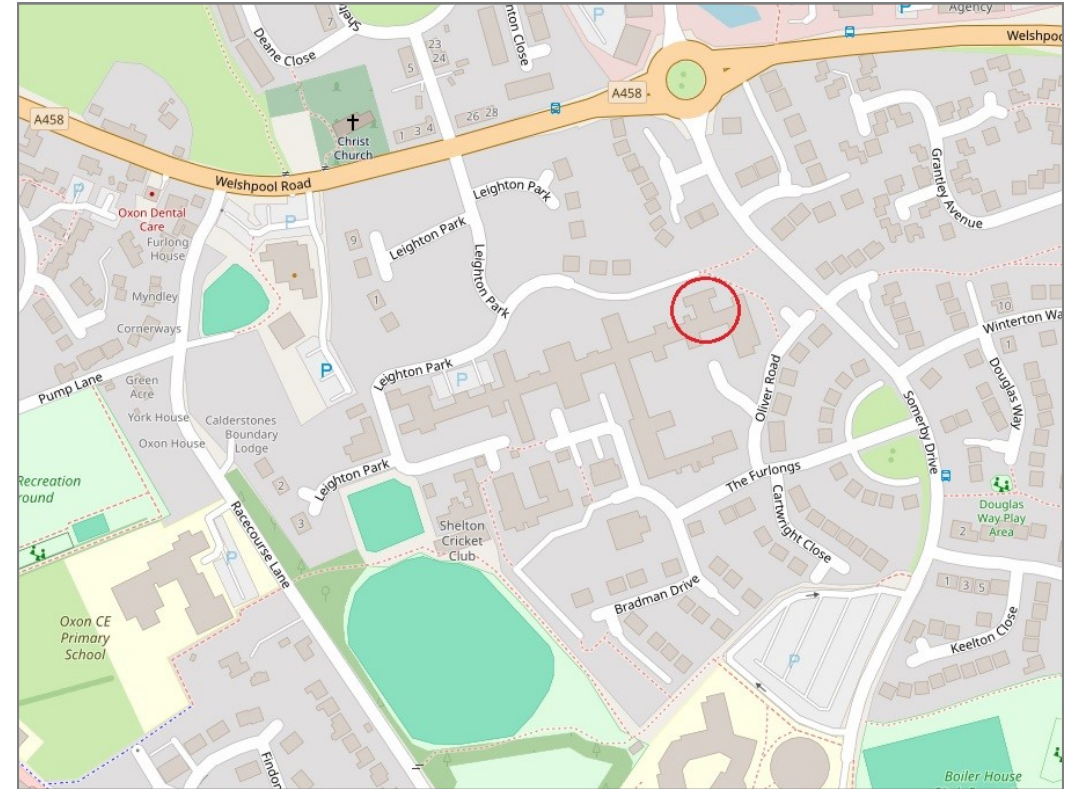
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BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease length	99 years from 2020
Ground Rent	£169,46 PA
Service Charge	£1,025.14 PA

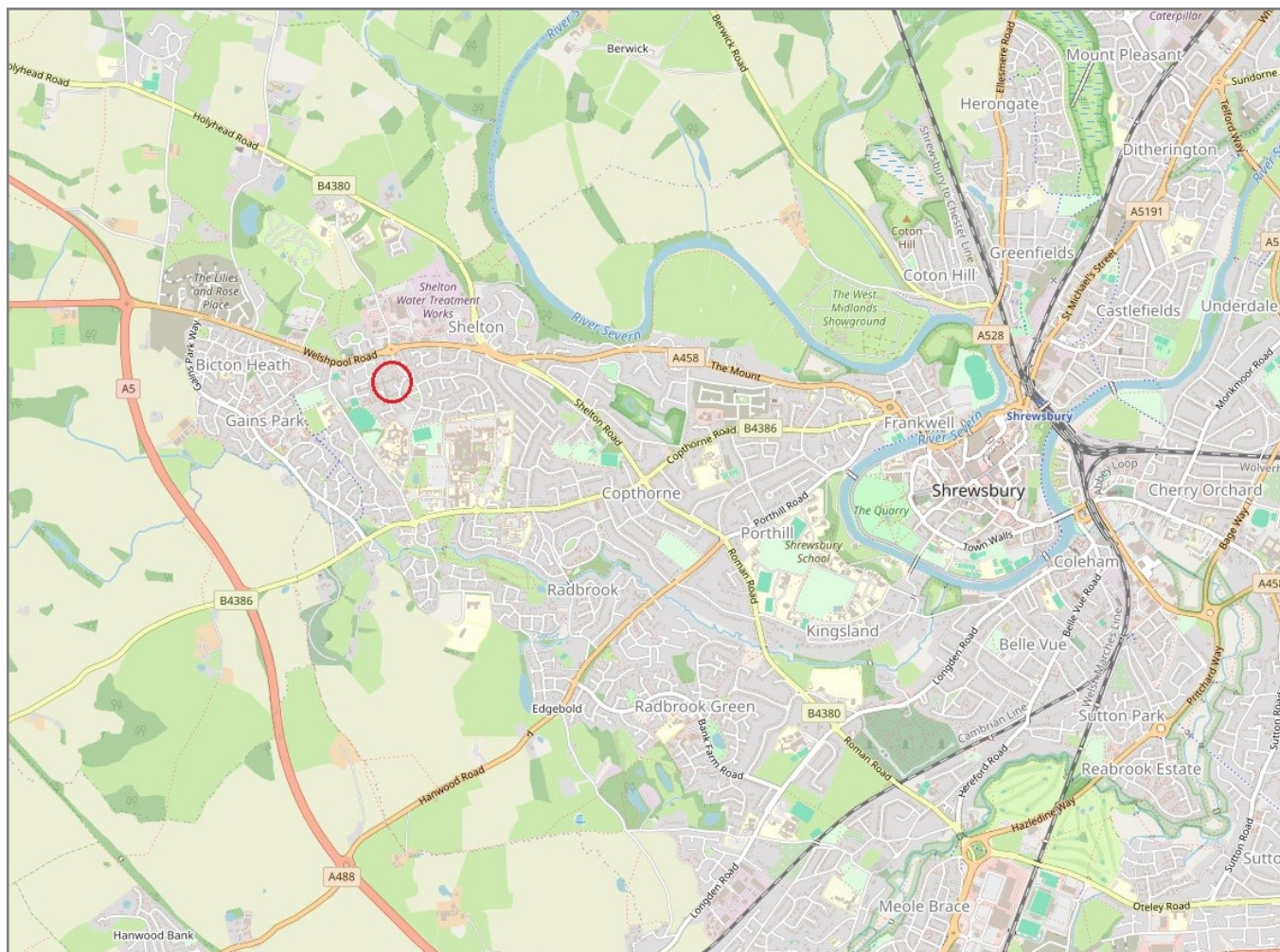
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	Mains water, electricity and drainage are connected

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