



**55 Leighton Park, Bicton Heath, Shrewsbury SY3 5FS**  
2 bedroom apartment—£220,000 Leasehold



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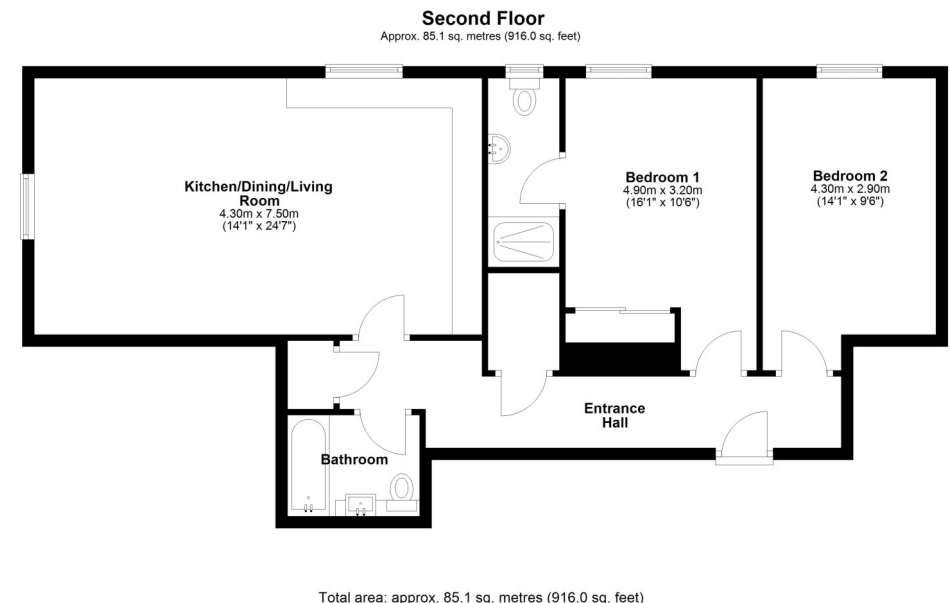
£220,000 Leasehold—2 bedroom apartment

sales@cgpooks.co.uk

Occupying an elevated position within the stunning Central Hall, this beautifully presented apartment offers very well-proportioned and thoughtfully designed accommodation, with a lovely outlook over landscaped communal gardens and parkland, and benefitting from two private parking spaces.

### KEY FEATURES

- Good sized entrance hall with plenty of useful storage
- Impressive open plan kitchen/dining/living room with windows to two elevations
- A range of well-fitted units to the kitchen, complete with integrated appliances
- Master bedroom with built in wardrobe and en-suite shower room
- A further double bedroom and separate well-appointed family bathroom
- Gas fired central heating and secondary glazed windows
- Allocated parking for two cars as well as additional visitor spaces
- Situated within an imposing building of character, converted by Shropshire Homes, surrounded by stunning communal gardens and established parkland for residents to enjoy
- Conveniently located, just a short distance from Bicton Heath's excellent range of amenities, the Royal Shrewsbury Hospital, road links via the bypass, and less than two miles from the town centre.



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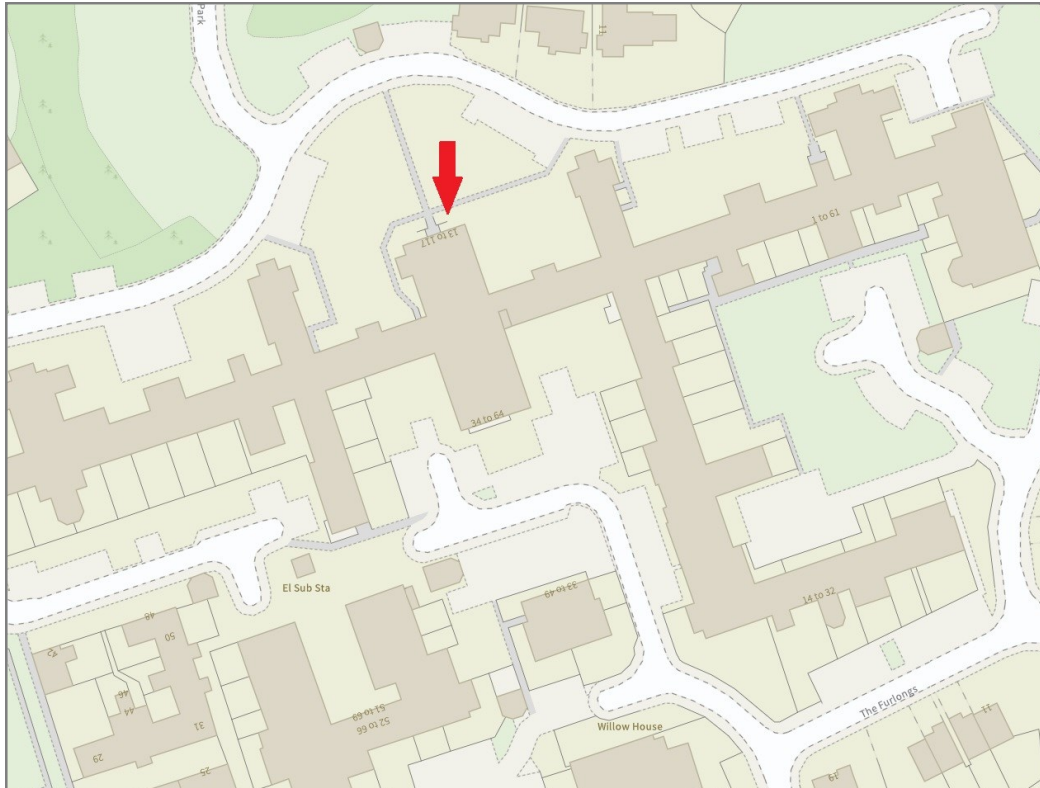
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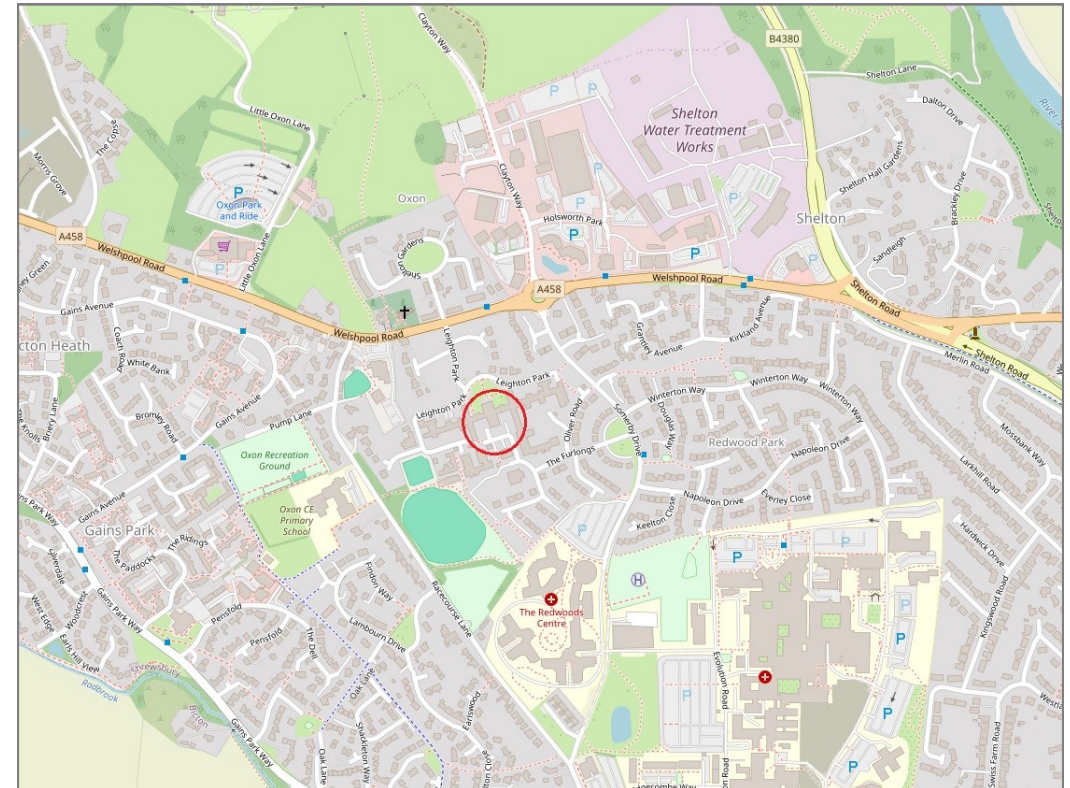
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Leasehold</b>
Lease length	<b>199 years from 2019</b>
Service Charge	<b>£950 per 6 months</b>
Ground Rent	<b>£280 PA</b>

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

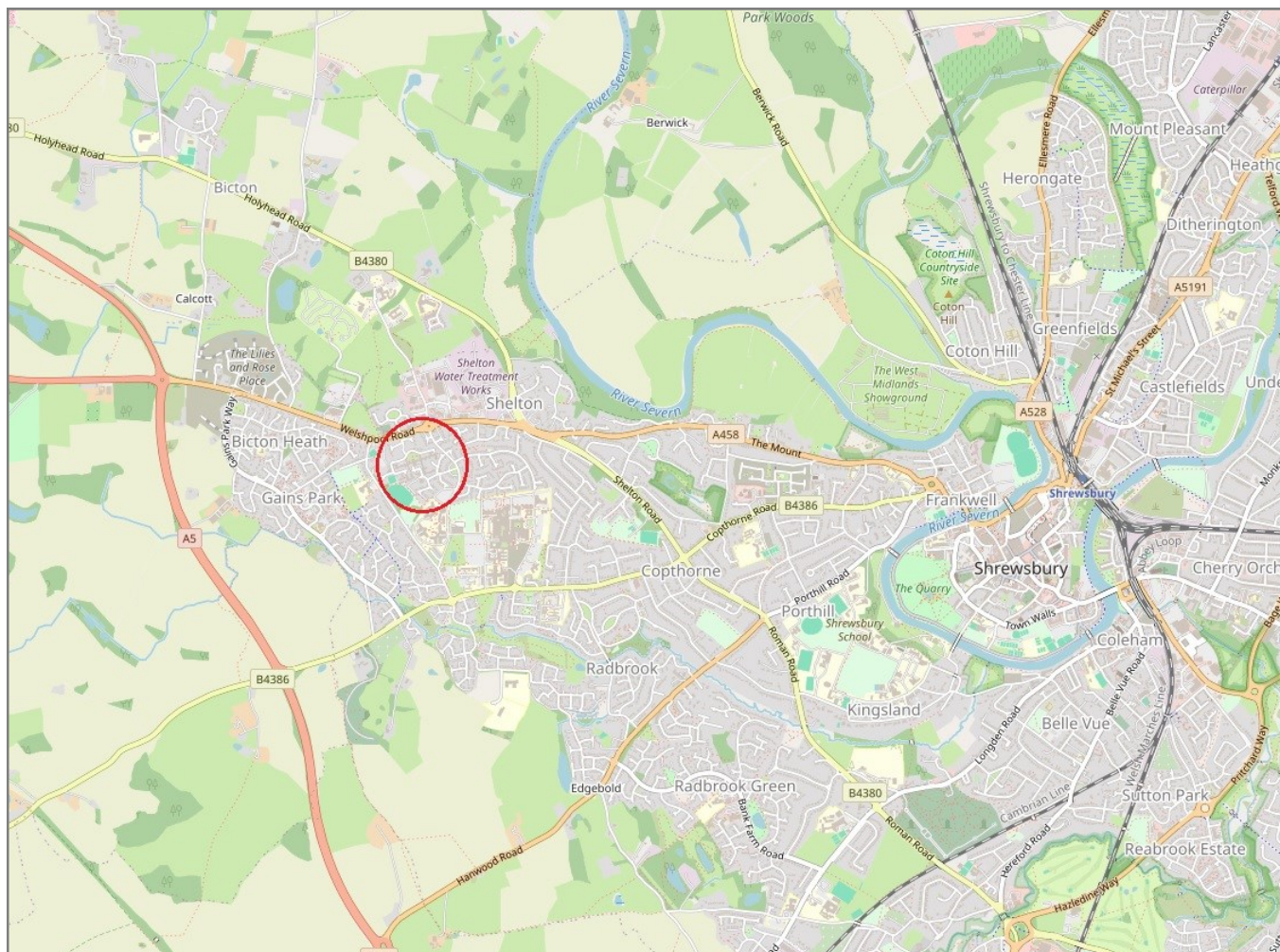


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