



45b Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

1 bedroom ground floor apartment—£140,000 Leasehold

45b Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

Coopergreenpooks.co.uk

£140,000 Leasehold—1 bedroom ground floor apartment

sales@cgpooks.co.uk

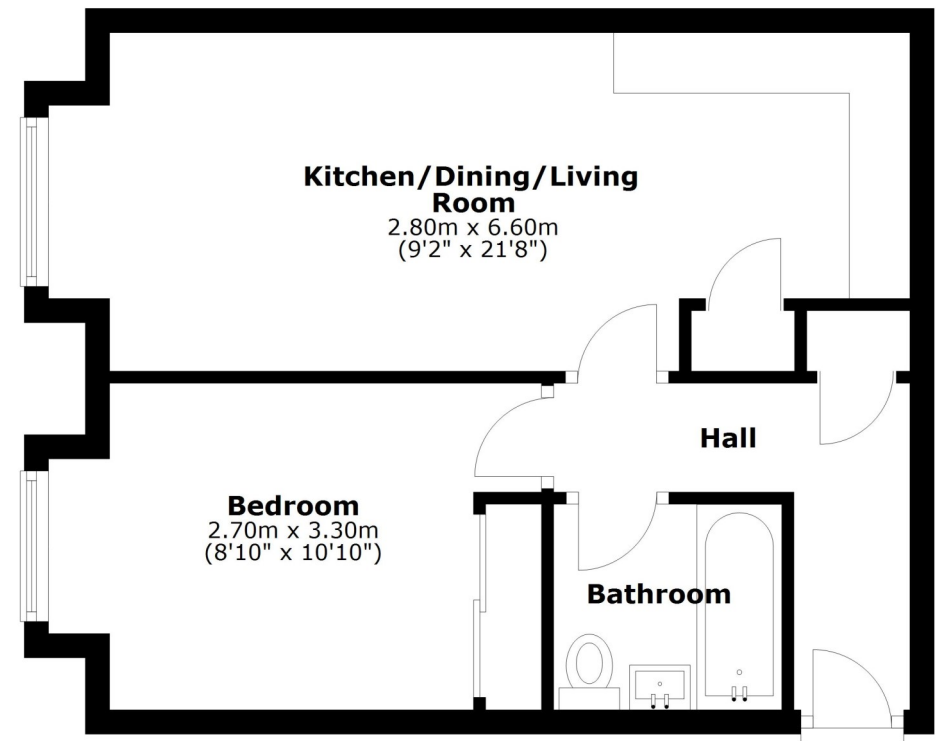
Occupying a lovely position within an imposing building of character, this thoughtfully designed ground floor apartment offers well-proportioned accommodation finished to a high standard throughout, while benefitting from private allocated parking.

KEY FEATURES

- Good sized entrance hall with useful storage
- Open plan kitchen/living/dining room with feature bay window
- A range of well-fitted units to the kitchen, complete with integrated appliances
- Double bedroom, also having a feature bay window, with built in wardrobes
- Separate bathroom with shower
- Double glazed windows and electric heating
- Private allocated parking 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
- Ideal for first time buyers or investors, with a potential rental income of circa £700 PCM

Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Total area: approx. 38.5 sq. metres (414.1 sq. feet)







45b Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

£140,000 Leasehold—1 bedroom ground floor apartment

sales@cgpooks.co.uk

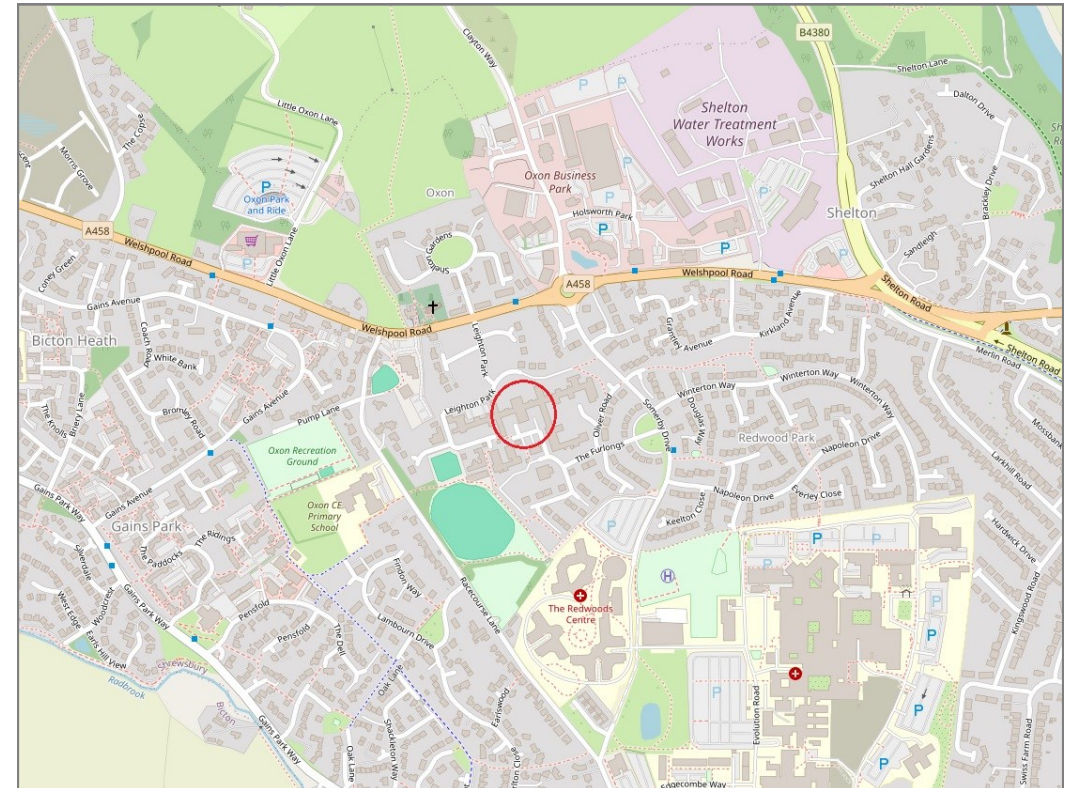
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	Mains water, drainage and electricity are connected, the heating is electric

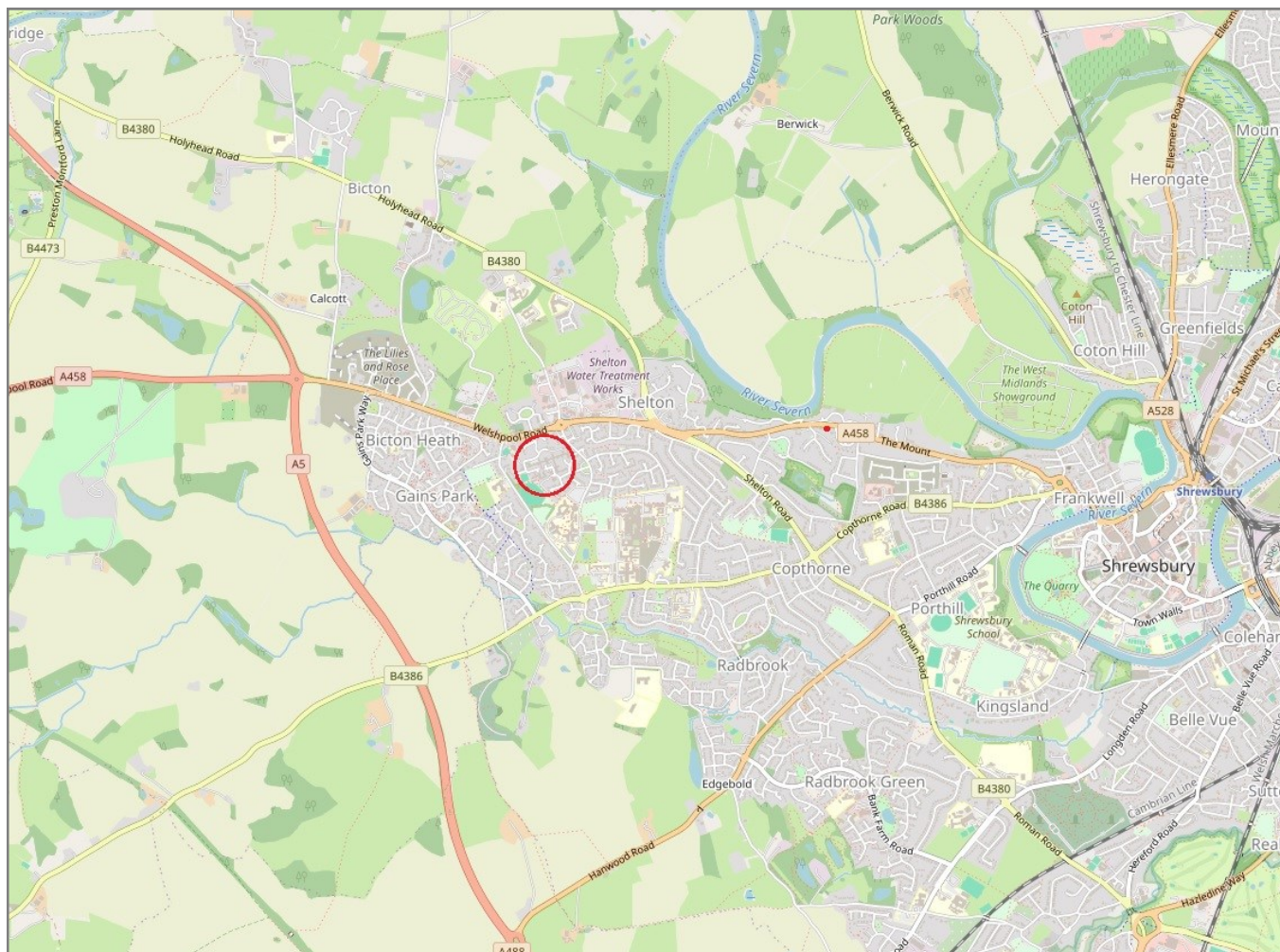
Tenure	Leasehold
Lease Length	199 years from Jan 2016
Service Charge	£1100 PA
Ground Rent	£170 PA

45b Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

Coopergreenpooks.co.uk

£140,000 Leasehold—1 bedroom ground floor 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.