



**39 The Furlongs, Leighton Park, Shrewsbury, SY3 5FU**

1 bedroom first floor apartment—£160,000 Leasehold

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[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Situated in an attractive listed building within the impressive Leighton Park development, this stylish and very well presented apartment provides lovely accommodation with private parking and access to well kept communal grounds

### KEY FEATURES

- Good sized entrance hall with built-in storage
- Open plan living space
- Attractively fitted kitchen/dining area with integrated appliances
- Immaculately presented throughout with high ceilings and feature windows to two elevations
- Double bedroom with built-in wardrobes
- Well fitted bathroom with shower
- Electric heating and double glazed windows
- Private parking space and additional visitor parking
- Nice outlook over extensive communal grounds
- Close to Royal Shrewsbury Hospital, range of good local amenities and just 5 minute drive from the town centre

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

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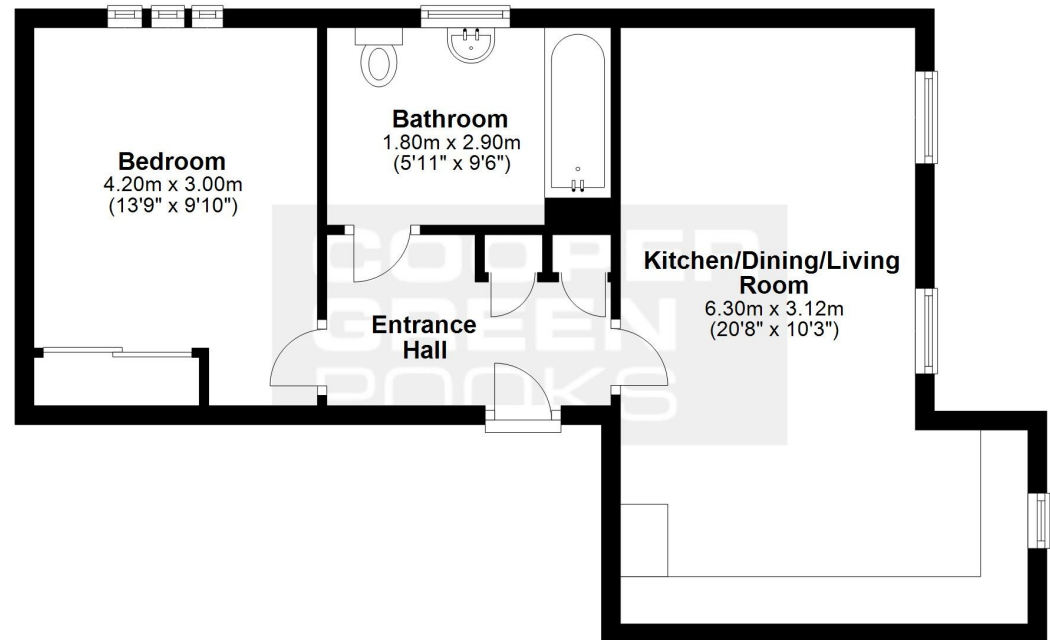
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### First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 46.9 sq. metres (504.5 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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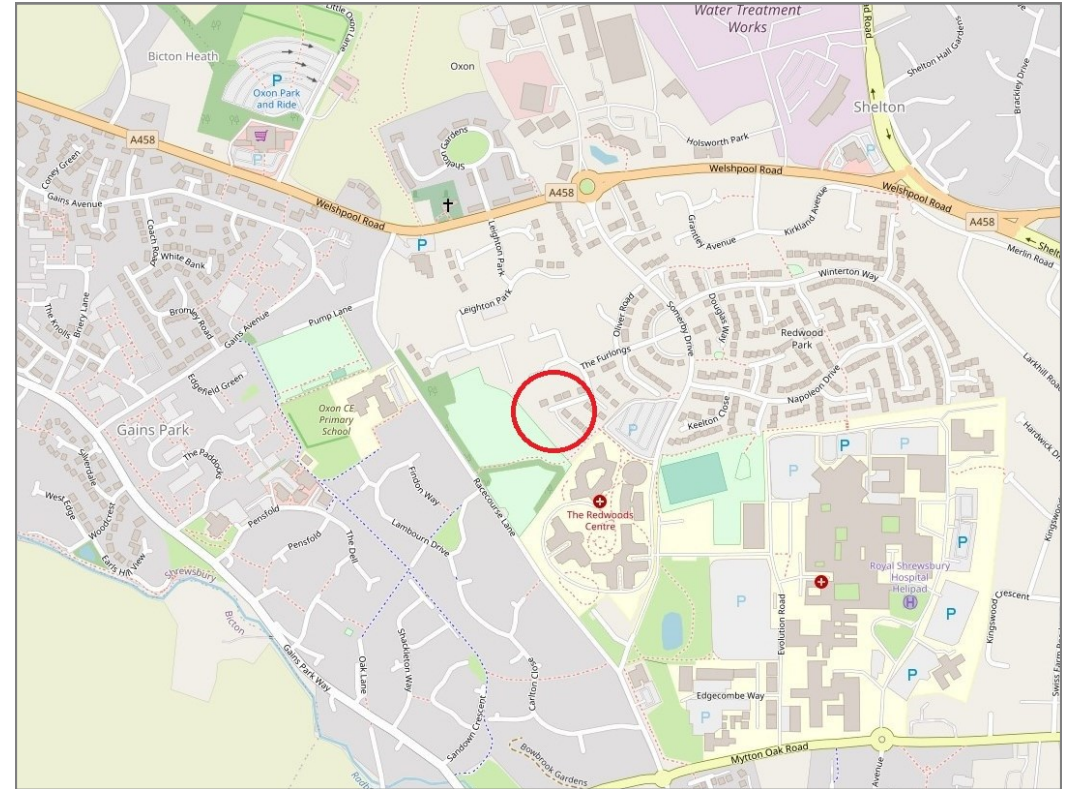
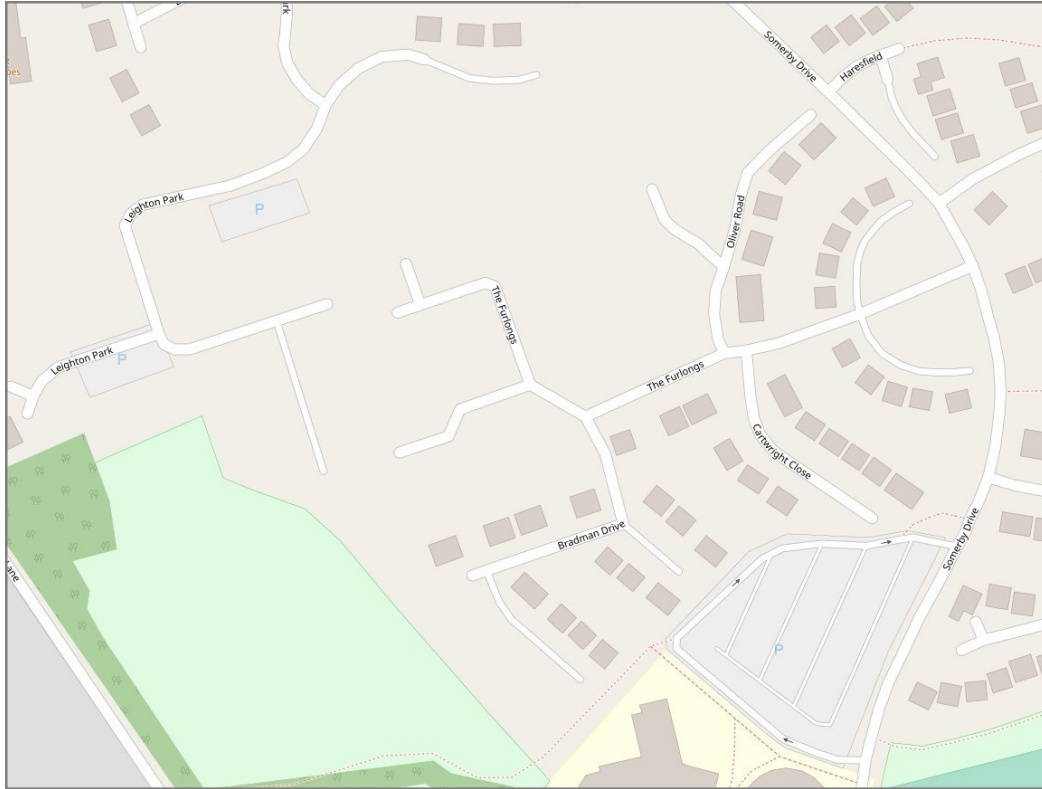
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|                |                            |
|----------------|----------------------------|
| Tenure         | <b>Leasehold</b>           |
| Lease Length   | <b>190 years remaining</b> |
| Service Charge | <b>£1,599.88 PA</b>        |
| Ground Rent    | <b>£169.46 PA</b>          |

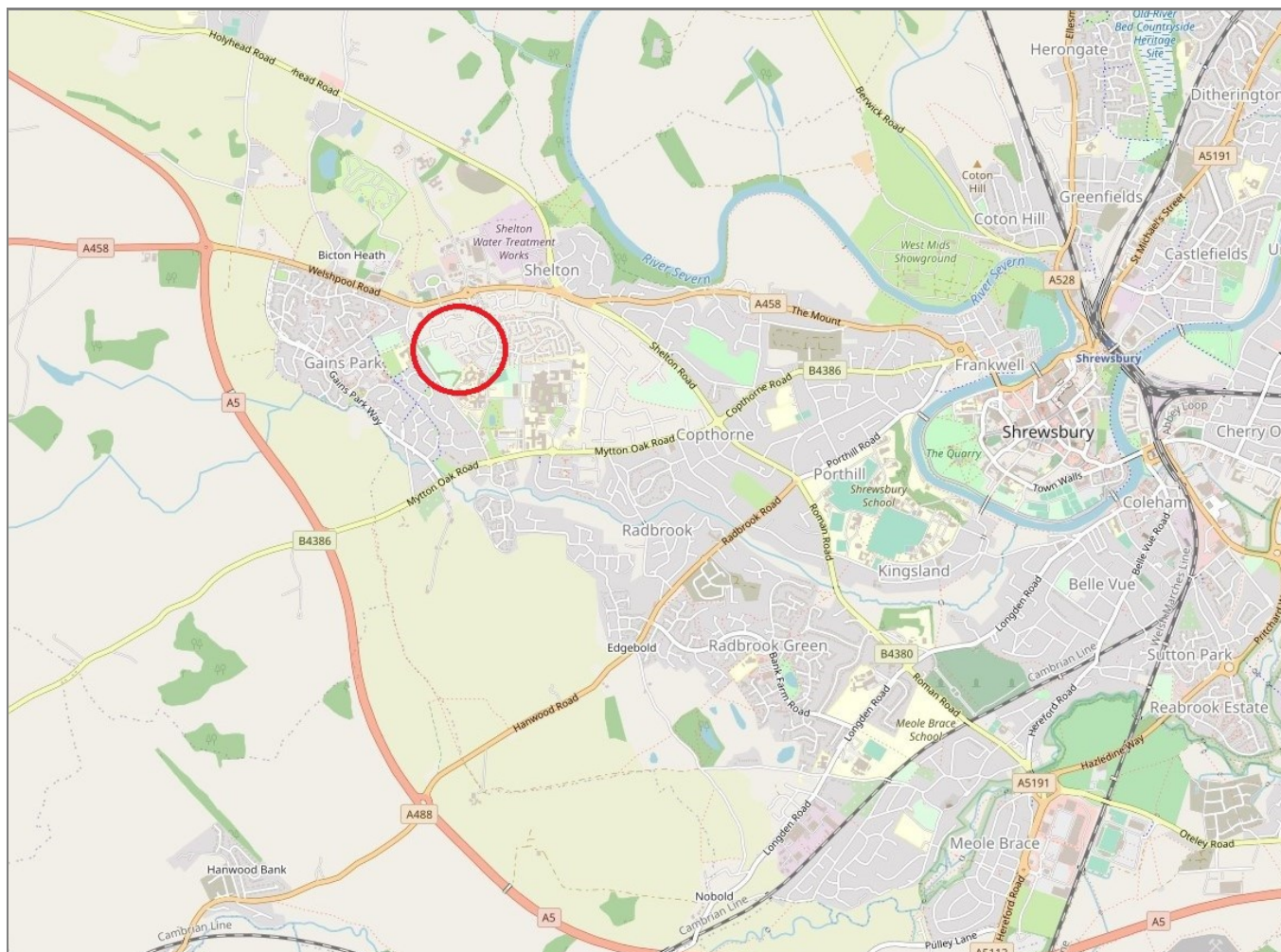
|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Local Authority | <b>Shropshire Council</b>                               |
| Council Tax     | <b>Band B</b>                                           |
| EPC             | <b>Band D</b>                                           |
| Services        | <b>Mains water, electric and drainage are connected</b> |

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