

32 Leighton Park Bicton Heath Shrewsbury SY3 5FT



1 Bedroom Apartment
Offers In The Region Of £180,000

The features

- IMPRESSIVE FIRST FLOOR APARTMENT
- LARGE COMMUNAL ENTRANCE HALL AND SECURE ENTRY SYSTEM
- GOOD SIZED LOUNGE
- DOUBLE BEDROOM WITH WALK IN WARDROBE AND EN SUITE SHOWER ROOM
- VIEWING ESSENTIAL
- SPACIOUS, LIGHT AND AIRY ROOMS THROUGHOUT
- PERSONAL RECEPTION HALL WITH CLOAKROOM
- ATTRACTIVE FULLY FITTED KITCHEN/BREAKFAST ROOM
- ALLOCATED PARKING. GAS CENTRAL HEATING
- EPC RATING B



***** EXCELLENT FIRST FLOOR SPACIOUS APARTMENT *****

This lovely light and airy Apartment is set on the First Floor of this converted former 'Doctor's Home' in the iconic Leighton Park development.

Occupying an enviable position on the Western edge of the Town perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand and a short drive from the Town Centre.

The Apartment is approached through an impressive communal Reception Hall with period tiled floor and benefits from feature high ceilings throughout. Personal Reception Hall with Cloakroom, Lounge, attractively fitted Kitchen/Breakfast Room, double Bedroom and en suite Shower Room.

The property has the benefit of gas central heating, allocated parking and is set in beautiful established communal Gardens.

Viewing essential.

Property details

LOCATION

Leighton Park lies on the western edge of the Town Centre. close to local amenities (cricket club & bowling green, school, co-op & the Oxon park & ride). Bicton Heath offers excellent facilities including Shops, Schools, Doctors, Church, Restaurants and Public Houses and is ideally placed for access to the Royal Shrewsbury Hospital and A5/M54 motorway network.

COMMUNAL ENTRANCE HALL

Steps lead up to double opening Entrance doors to an impressive and spacious communal Reception Hall. Attractive patterned tiled floor and staircase leading to the First Floor Landing.

PERSONAL ENTRANCE HALL

A generous sized hall running the length of the Apartment with large Airing Cupboard, wooden effect flooring.

CLOAKROOM

with WC and wash hand basin, radiator, window to the rear.

LOUNGE

A lovely, generous sized room naturally well lit with two windows to the side with pleasant aspect. Media point, high ceiling and picture rail.

KITCHEN/BREAKFAST ROOM

Beautifully fitted with comprehensive range of white fronted high gloss units incorporating single drainer sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washer dryer, fridge and freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and eye level oven and grill with storage over. Matching range of eye level wall units over with concealed lighting beneath, tiled floor, radiator and window to the rear.

BEDROOM

A good sized double room with window to the rear, fabulous walk in wardrobe which has been fitted out with hanging rails and shelving.

EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property has the benefit of an allocated parking

space and is set within the most delightful, well maintained communal gardens which surround the development. There is also a good level of visitor parking throughout.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

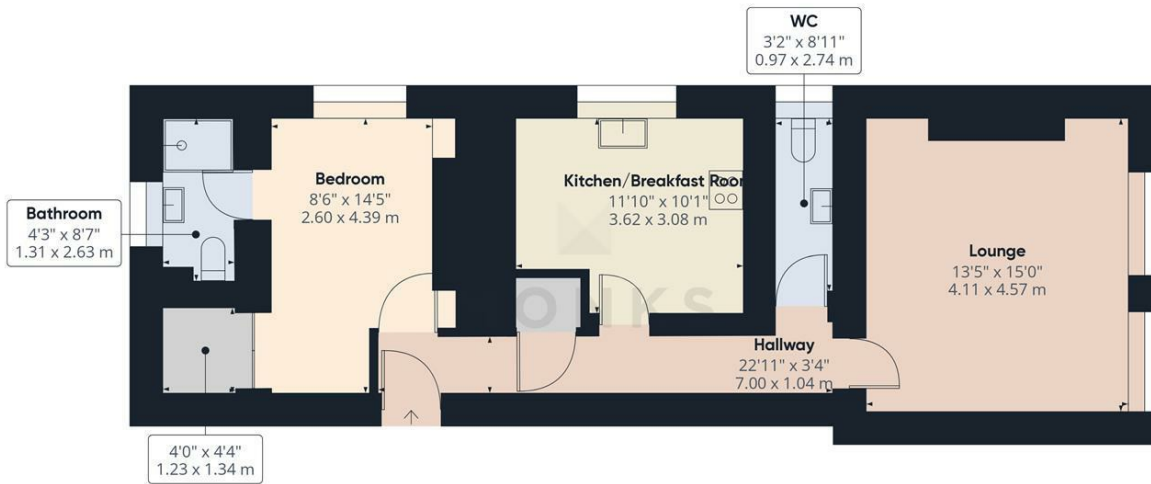
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area⁽¹⁾
634.88 ft²
58.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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