

32 Leighton Park, Bicton Heath, Shrewsbury, Shropshire,
SY3 5FT

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £180,000

Viewing: strictly by appointment through the agent

This unique and very attractive first floor 1 bedroom apartment, offers well presented and stylish accommodation. The property boasts luxury with it's high ceilings and a beautiful finish throughout. Situated within this prestigious Leighton Park development, which is just two miles from the Shrewsbury town centre, and is set in beautiful secluded grounds, adjoining the Shelton Cricket Club and is within easy reach of local amenities. The accommodation briefly comprises the following: Communal entrance hallway, entrance hallway, modern kitchen / diner, bedroom with luxury en-suite shower room, spacious lounge boasting high ceilings and natural light, cloakroom, high performance glazing, allocated car parking space, share of Freehold. Viewing is recommended.

The accommodation in greater detail comprises:

Communal entrance

Stairs rise to:

First floor landing

Having:

Entrance hall

Having telephone intercom system, thermostat radiator, wood effect flooring, LED spotlights to ceiling. Entrance hall then gives access to:

Kitchen / diner

11'11" x 10'1"

Having a range of attractive eye level and base units, fitted with a contemporary stylish worktop with inset stainless steel sink and drainer, mixer tap over, mid height oven grill, microwave, four ring stainless steel gas hob, matching splash back and fitted extractor hood above, thermostat radiator, upvc double glazed window, high ceilings with LED up lights.

Lounge

14'0 x 13'0

Boasting high ceilings and having two upvc double glazed windows offering natural lighting and a radiator.

Spacious double bedroom

14'6 x 8'9

Having thermostat radiator, upvc double glazed window, built-in bespoke wardrobe. Access then is given to:

En-suite shower room

Having low flush WC with hidden cistern, pedestal sink with mixer tap over, double width modern shower cubicle, thermostat shower, tiled floors and part tiled to walls, heated towel rail, upvc double-glazed window, attractive outlook.

Cloakroom

Having low flush WC with hidden cistern, pedestal sink with mixer tap over, tiled splash back, tiled floor, upvc double glazed window.

Outside

Situated within this fantastic position with a peaceful and well designed development, set in extensive private grounds within this former Shelton Hospital. The property also benefits from an allocated car parking space and additional visiting parking is available.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band B

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.

Tenure

We are advised that the property is Leasehold with a share of Freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.
Approx 191 years remaining on the lease
Maintenance TBC
Service Charge £600 P/A

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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	

FLOORPLANS

