



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**55 Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS**

**£250,000 Region**

To view this property please call us on **01743 236 800** Ref: T7733/SL/lrd

An attractive spacious and well planned 2 bedroom leasehold apartment, situated on the second floor of this imposing, historic period building, in an attractive parkland setting.

The apartment provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is situated on the third floor of this imposing, historic building. The apartment benefits from electric heating and extensive secondary double glazing and the accommodation briefly comprises: entrance hall, open plan living area, bedroom 1 with en-suite shower room, bedroom 2. Allocated parking bay and communal gardens.

The apartment building is located in an attractive parkland setting, on the western fringe of Shrewsbury, well placed for excellent amenities and within close proximity to the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens. The property is also within easy reach of the Shrewsbury by pass, providing ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS

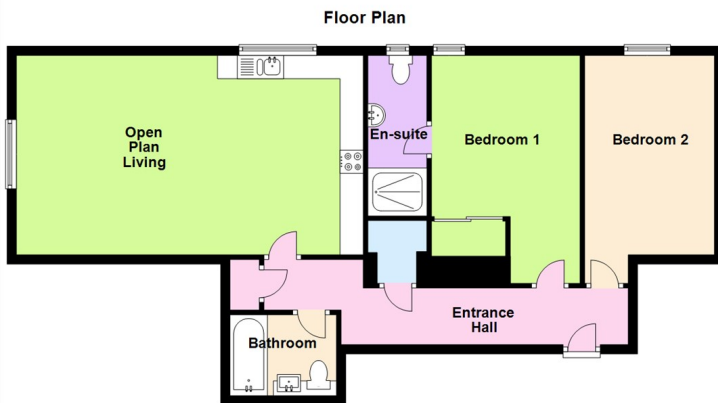


Illustration For Identification Purposes Only. Not To Scale. Plan produced using PlanUp.

## INSIDE THE PROPERTY

### ENTRANCE HALL

Large built in store/linen cupboard  
Further built in store cupboard

### OPEN PLAN LIVING

14'1" x 24'6" (4.29m x 7.47m)  
Window to rear, window to side.  
Spacious open plan lounge, kitchen incorporating a dining area  
Kitchen neatly appointed and fitted with a range of matching modern units with integrated appliances

### BEDROOM 1

16'1" x 10'6" (4.91m x 3.20m)  
Window to the rear  
Built in wardrobe with sliding doors

### EN-SUITE SHOWER ROOM

Large walk in shower  
Wash hand basin  
WC low type flush  
Heated towel rail

### BEDROOM 2

14'1" x 9'2" (4.29m x 2.79m)  
Window to the rear

### PRINCIPAL BATHROOM

Panelled bath with shower over  
Dressing surface with inset wash hand basin  
WC with concealed low type flush

### OUTSIDE THE PROPERTY

Allocated parking space and attractive, neatly kept and well maintained communal gardens and grounds



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the second exit and continue the full length of The Mount to the traffic lights. Proceed through the traffic lights onto the A458 Welshpool Road and after a short distance, turn left into Leighton Park.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity and drainage are connected.

### TENURE

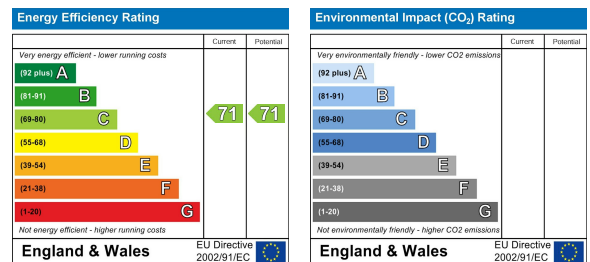
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:

rightmove.co.uk  
The UK's number one property website

Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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