



71 Leighton Park, Bicton Heath, Shrewsbury SY3 5FS

1 bedroom ground floor apartment—£166,600 Leasehold

£166,600 Leasehold—1 bedroom ground floor apartment

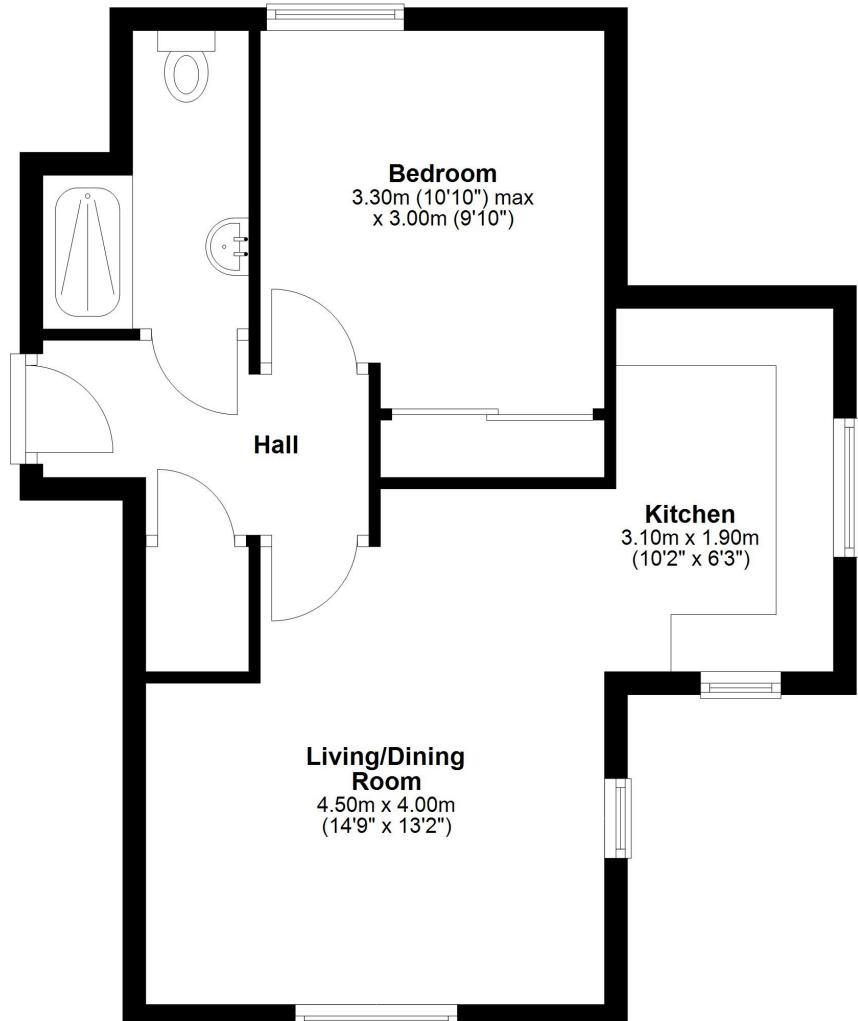
sales@cgpooks.co.uk

Situated within an imposing converted building of character, this neatly presented ground floor apartment offers thoughtfully designed accommodation, while benefitting from a pleasant outlook and private allocated parking, as well as being surrounded by beautifully landscaped communal gardens and parkland.

KEY FEATURES

- Communal front door and entrance providing access to just two properties at ground floor level
- Good sized private inner hallway with useful storage
- Open plan living/dining room with windows to two elevations
- Kitchen with a range of fitted units, which is also open plan to the dining area
- Lovely double bedroom with built in wardrobes and a separate shower room
- Beautiful feature windows allowing plenty of natural light
- Private allocated parking space, conveniently located in front of the property, 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

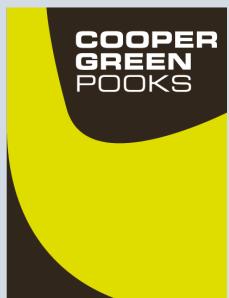
Ground Floor
Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 42.9 sq. metres (461.6 sq. feet)

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666









71 Leighton Park, Bicton Heath, Shrewsbury SY3 5FS

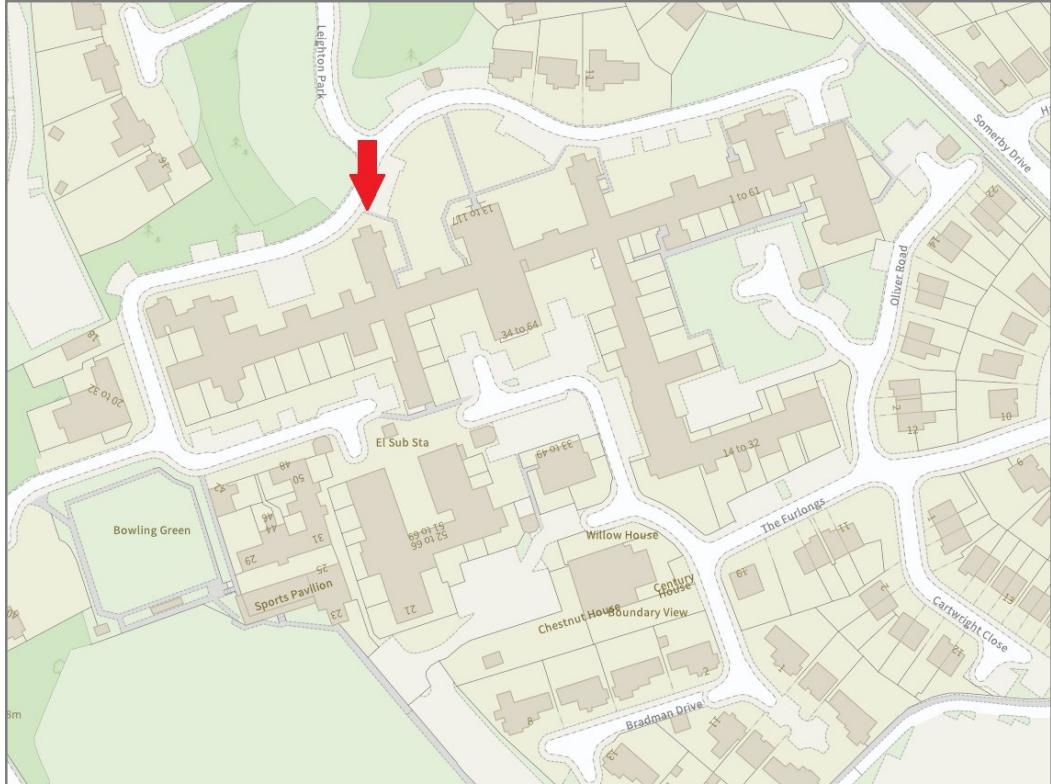
£166,600 Leasehold—1 bedroom ground floor apartment

sales@cgpooks.co.uk

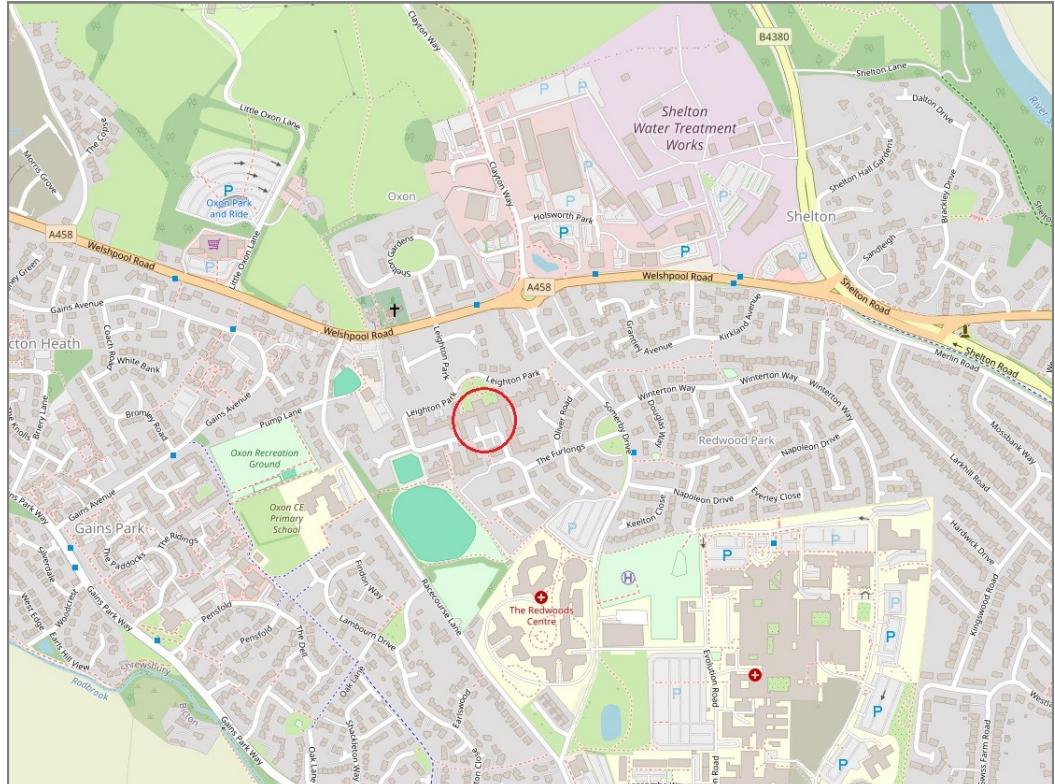
rightmove 

 **RICS**
Regulated by RICS

 OnTheMarket.com



BOUNDARIES NOT CONFIRMED



Tenure	Leasehold
Lease Length	199 years from 2016
Service Charge	£1,366.54 PA
Ground Rent	£169.46 PA

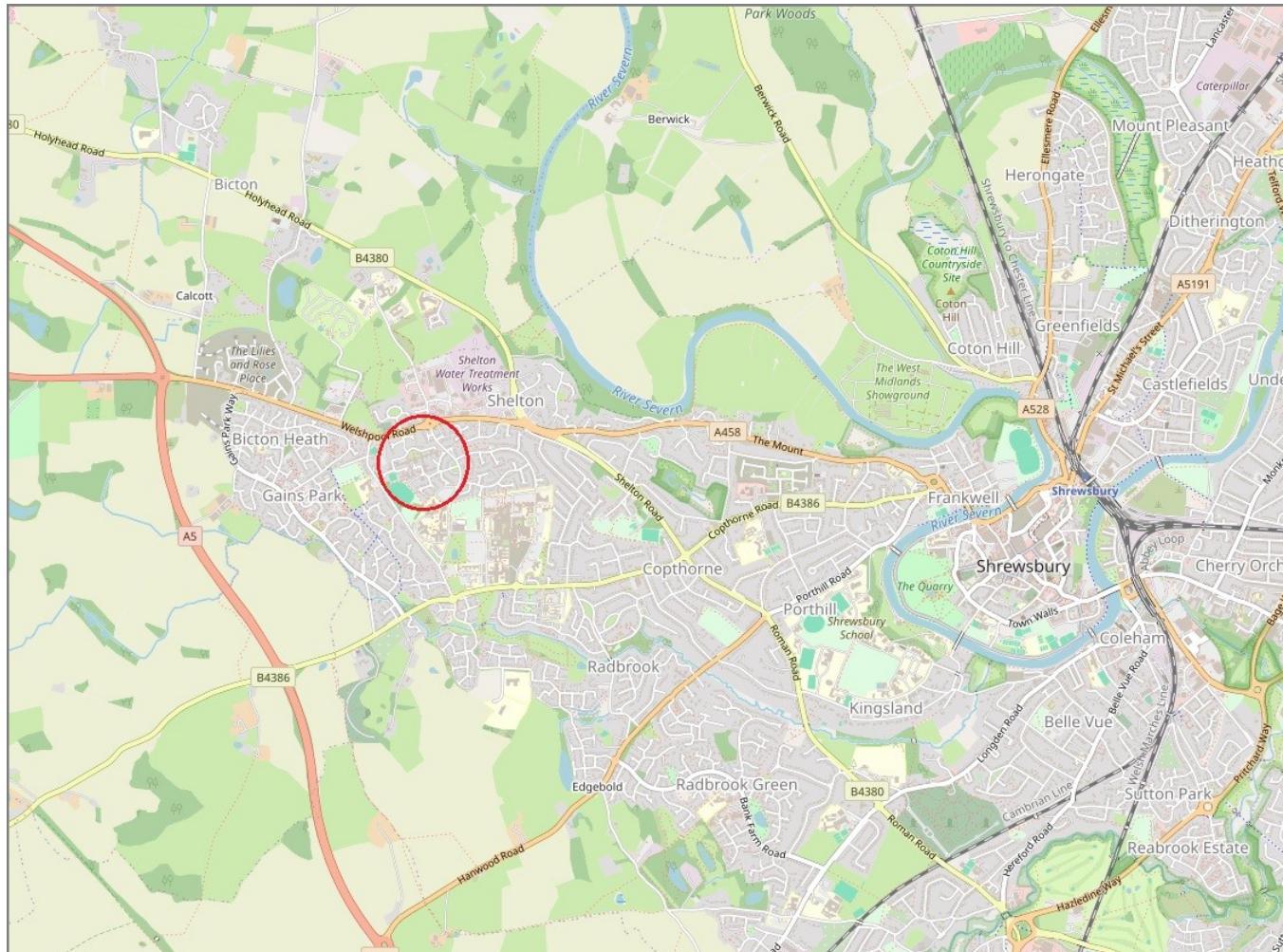
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band E
Services	Mains services water, electric and drainage are connected Heating is electric

71 Leighton Park, Bicton Heath, Shrewsbury SY3 5FS

Coopergreenpooks.co.uk

£166,600 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.