



## **71 Leighton Park, Bicton Heath, Shrewsbury SY3 5FS**

1 bedroom ground floor apartment — £166,600 Leasehold

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Coopergreenpooks.co.uk

£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

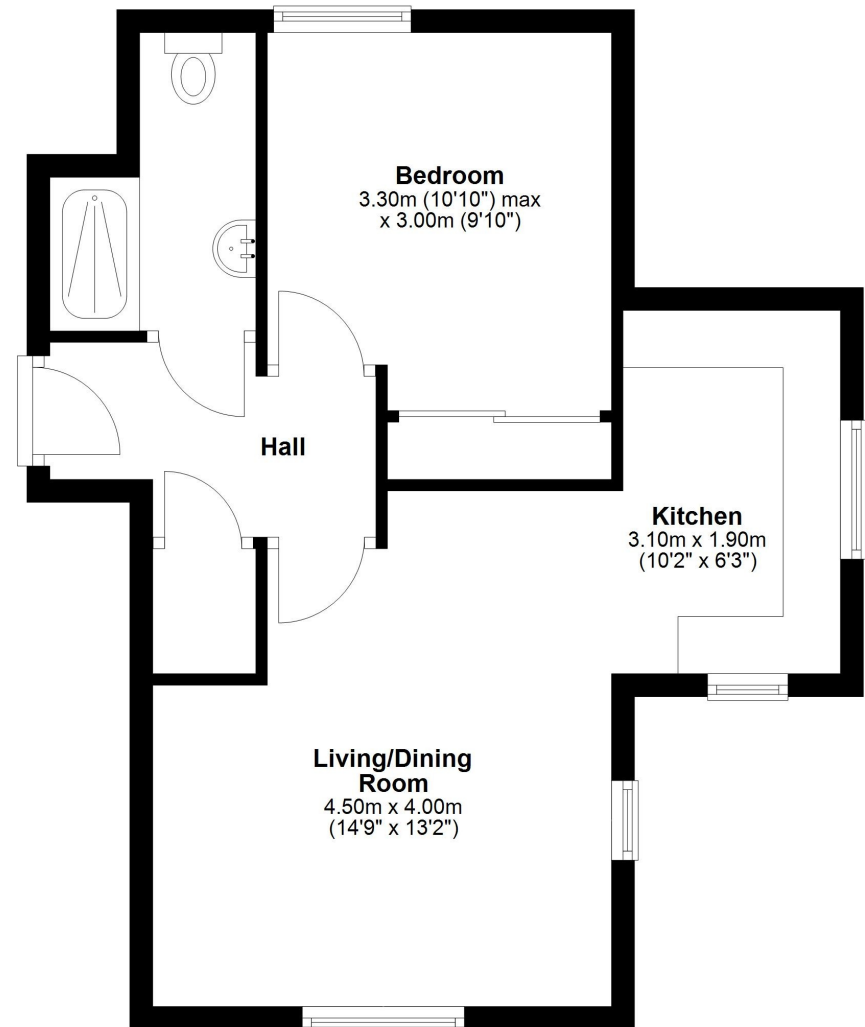
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Shrewsbury  
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01743 276666



### Ground Floor

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



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







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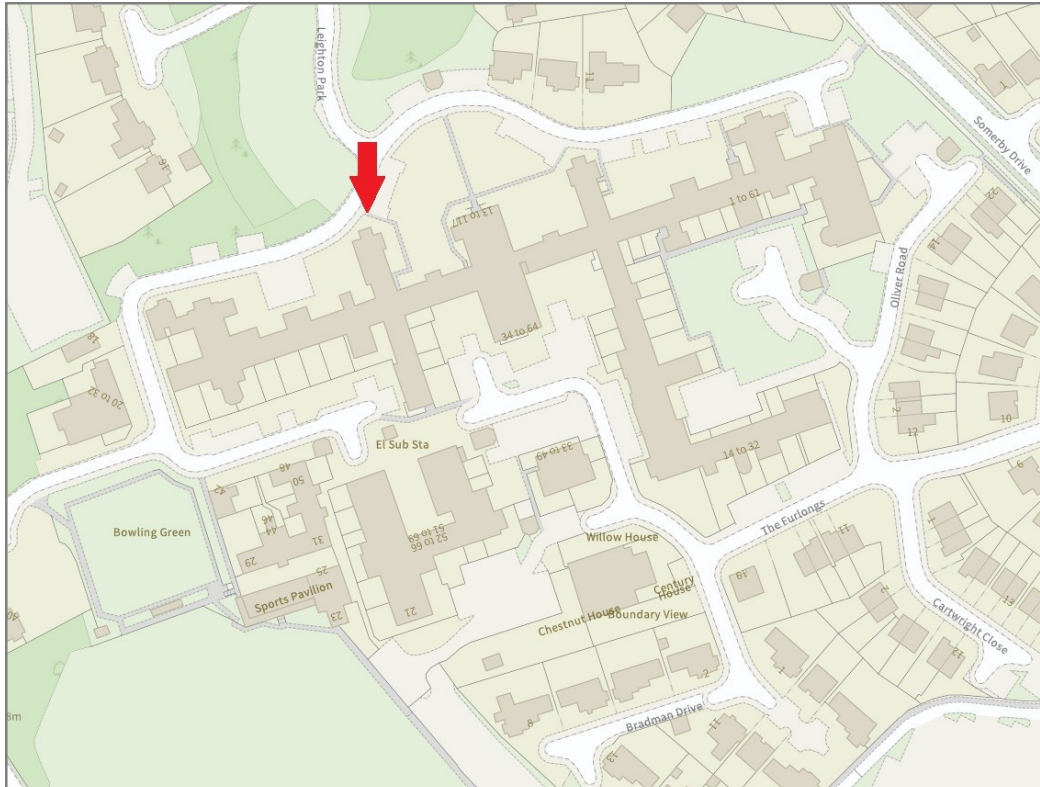
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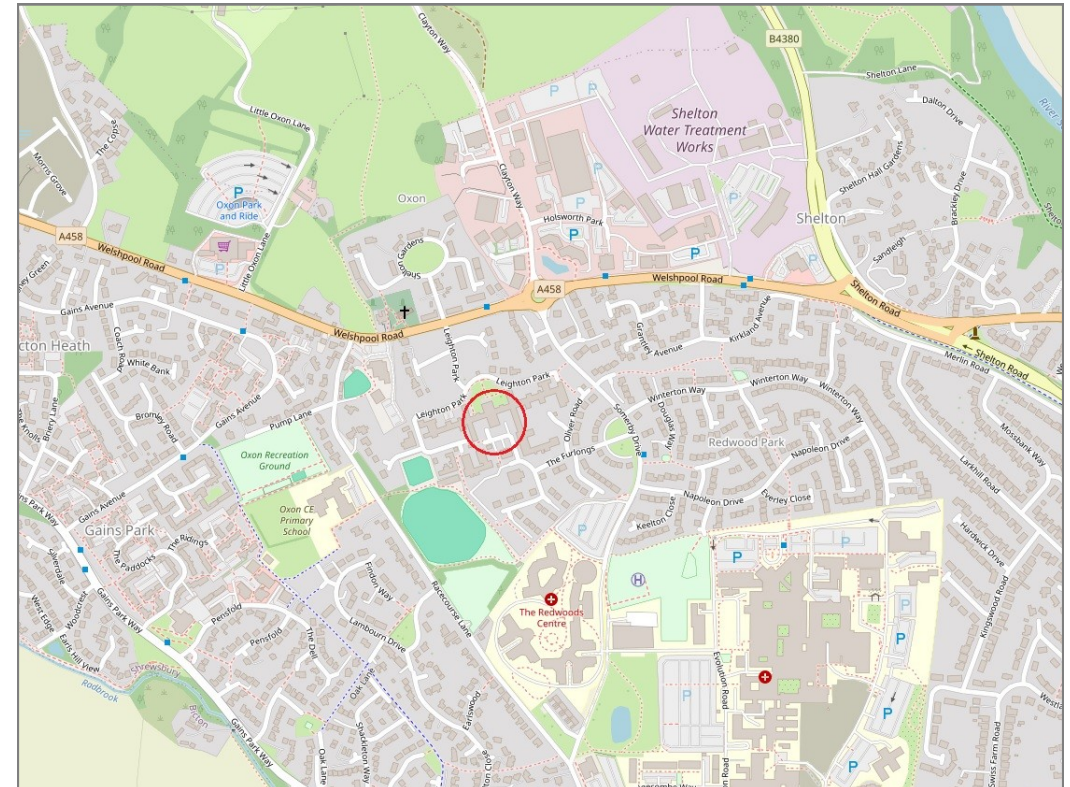
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**BOUNDARIES NOT CONFIRMED**



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

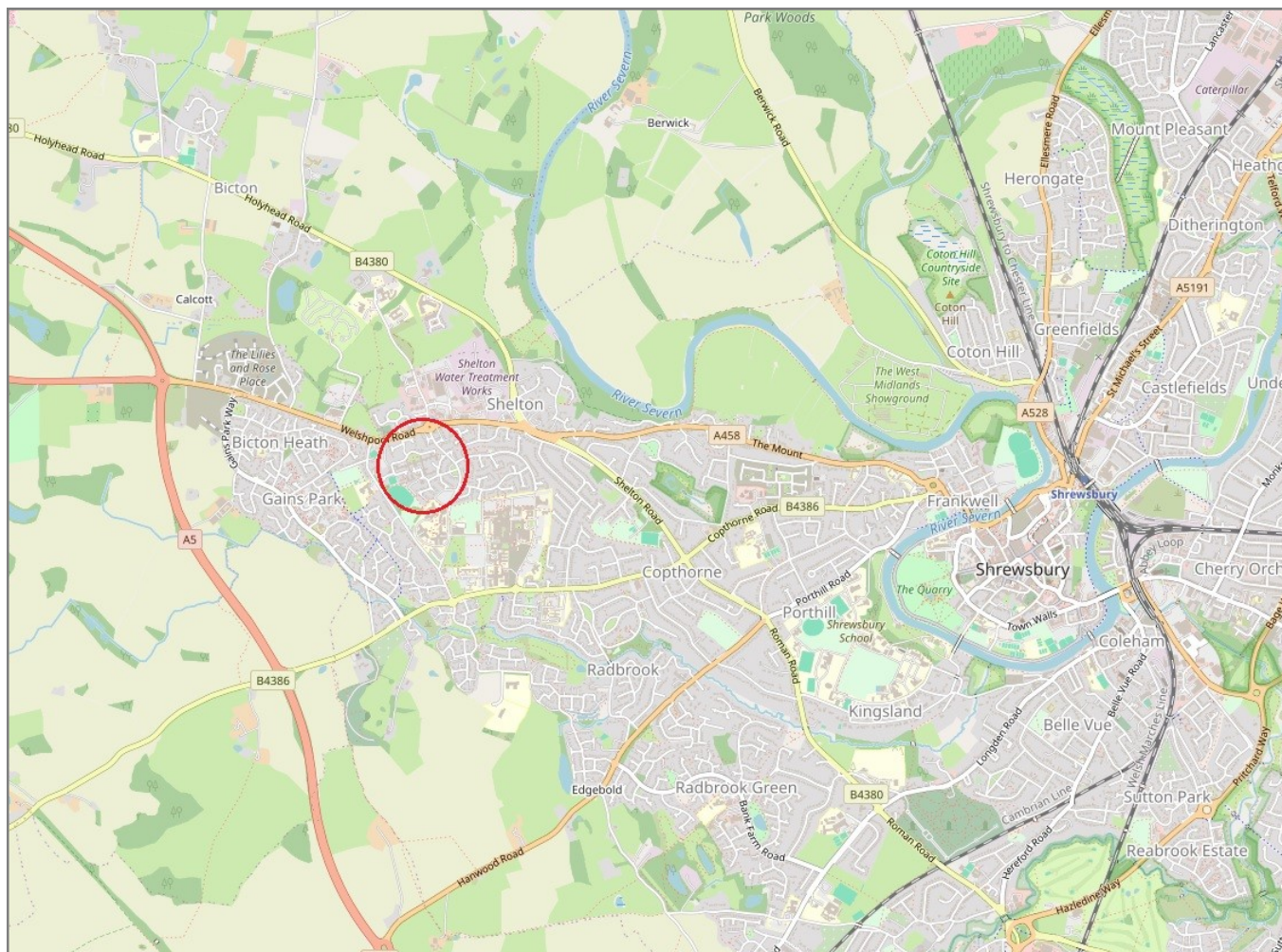
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band E</b>
Services	<b>Mains services water, electric and drainage are connected</b>
	<b>Heating is electric</b>

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