



**53 Oliver Road, Leighton Park, Shrewsbury, SY3 5FX**

2 bedroom apartment — £295,000 Leasehold

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Coopergreenpooks.co.uk

£295,000 Leasehold — 2 bedroom apartment

sales@cgpooks.co.uk

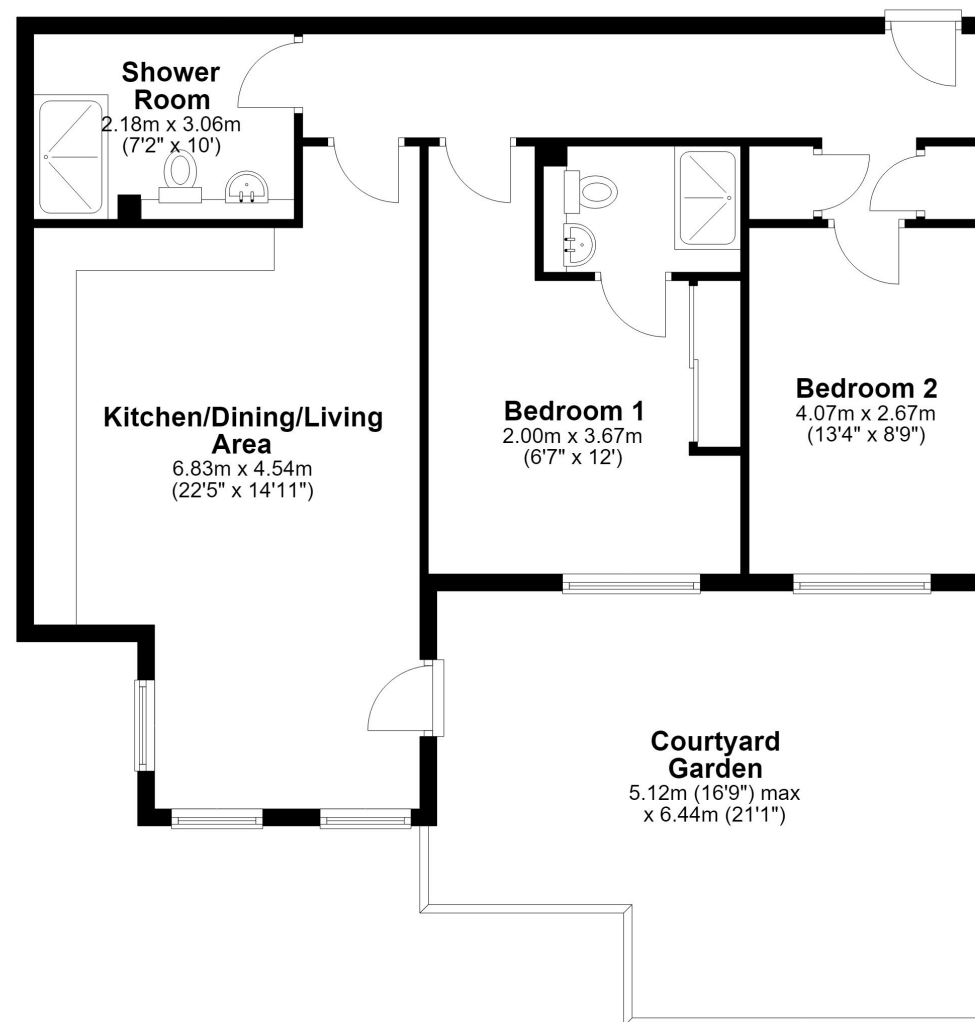
**This very impressive south facing ground floor apartment offers excellent accommodation in a fantastic setting, with its own private entrance, 2 parking spaces and a lovely courtyard garden.**

## KEY FEATURES

- Immaculately presented interior with high ceilings and large windows providing lots of natural light, as well as a nice outlook from each room.
- Sizable entrance hall with two built in stores, one of which has plumbing for washing machine.
- Open plan kitchen/dining/living area with a feature bay window and door to the courtyard garden.
- The well fitted kitchen/dining/living area also has a tiled floor and an extensive range of units with integrated appliances.
- Two double bedrooms and a shower room. The main bedroom also has built in wardrobes and a further ensuite shower room.
- Gas central heating and double-glazed windows.
- Two adjoining parking spaces within close proximity to the front of the property, with additional guest spaces nearby.
- Gated access to a superb courtyard garden which is south facing and private to the property with paved and gravelled areas.
- Very attractive setting in a quiet and private residents' courtyard with views across the well-kept communal grounds, from which there is access to the neighbouring grounds of Shelton cricket club.
- Walking distance of Oxon school, the Royal Shrewsbury Hospital and Bicton shopping complex.
- The property is being sold with no onward chain.

## Ground Floor

Approx. 80.5 sq. metres (866.9 sq. feet)  
(excluding Courtyard Garden)



Total area: approx. 80.5 sq. metres (866.9 sq. feet)  
(excluding Courtyard Garden)









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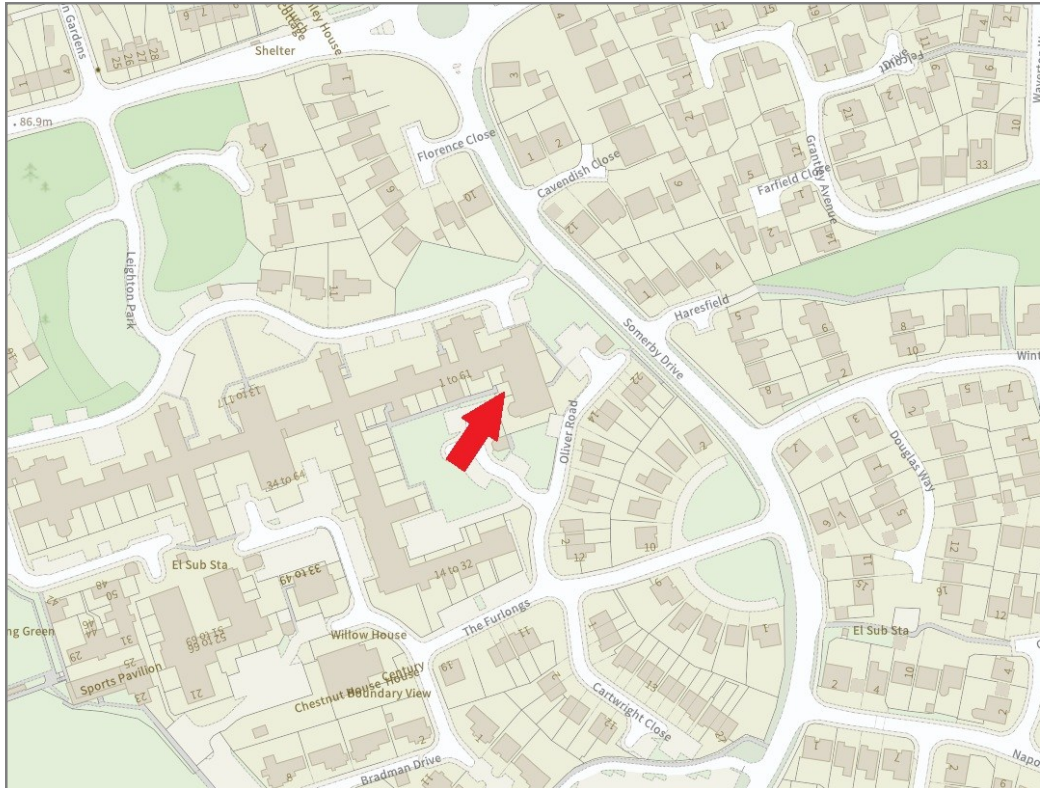
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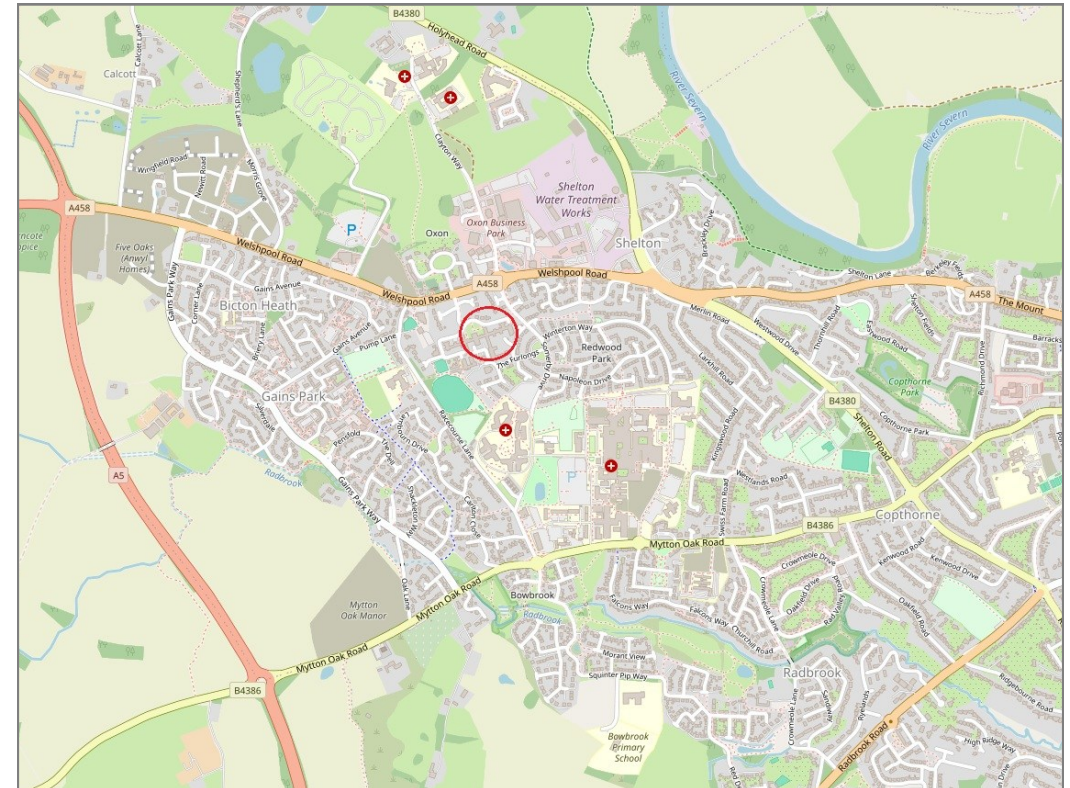
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**BOUNDARIES NOT CONFIRMED**



Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

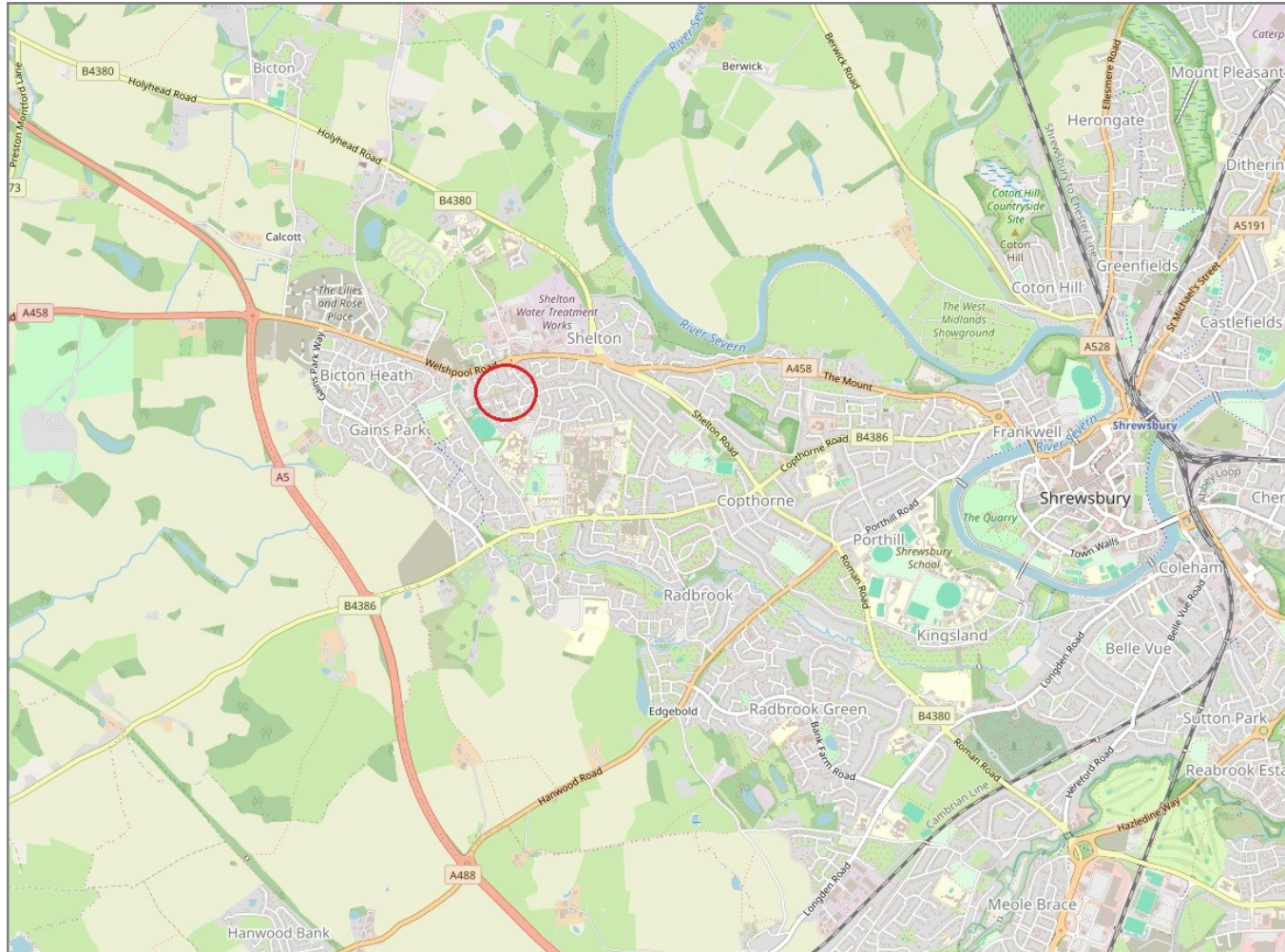
Tenure	<b>Leasehold</b>
Lease Length	<b>199 years from May 2021</b>
Service Charge	<b>£741.89 every six months</b>
Ground Rent	<b>£392.49 per annum</b>

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