



85 Lambourn Drive, Bicton Heath, Shrewsbury, SY3 5NF

1 bedroom apartment — £96,000 Leasehold

85 Lambourn Drive, Bicton Heath, Shrewsbury, SY3 5NF

Coopergreenpooks.co.uk

£96,000 Leasehold — 1 bedroom apartment

sales@cgpooks.co.uk

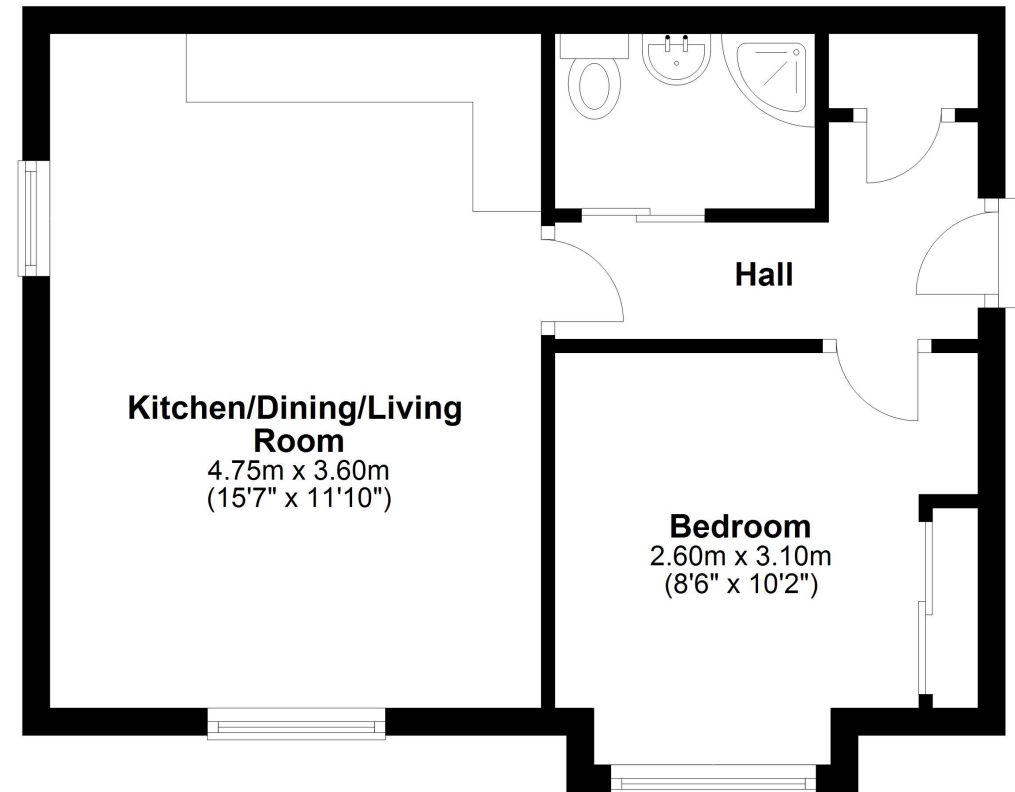
Quietly situated within a popular residential area, this neatly presented and improved ground floor apartment offers well-designed accommodation, with the benefit of private parking, while being located just a short distance from some excellent amenities, the Royal Shrewsbury Hospital, and the town centre.

KEY FEATURES

- Entrance hall with useful storage and telephone intercom system
- Lovely open plan kitchen/dining/living room with windows to two elevations
- A range of fitted units to the kitchen, with space for appliances and all white goods can be included in the sale
- Double bedroom with built-in wardrobe
- Separate shower room with corner shower and heated towel rail
- Modern uPVC double glazed windows and upgraded electric heating
- Private allocated parking, as well as additional visitor spaces
- Neatly kept communal grounds surrounding the building
- A quiet and convenient location in a popular residential area, close to the excellent Oxon School, Royal Shrewsbury Hospital, good pub/restaurant and supermarket, as well as road links via the bypass, and about two miles from the town centre
- Sold vacant with no upward chain
- Ideal for first time buyers or investors

Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



Total area: approx. 34.2 sq. metres (368.5 sq. feet)





85 Lambourn Drive, Bicton Heath, Shrewsbury, SY3 5NF

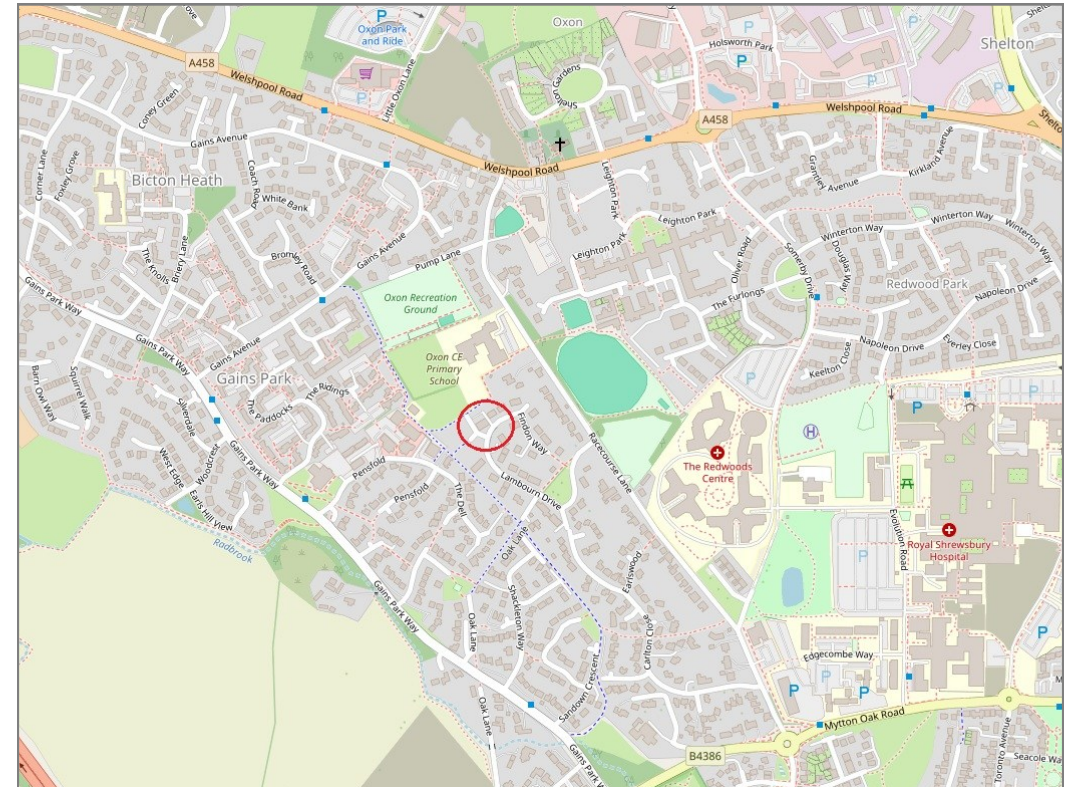
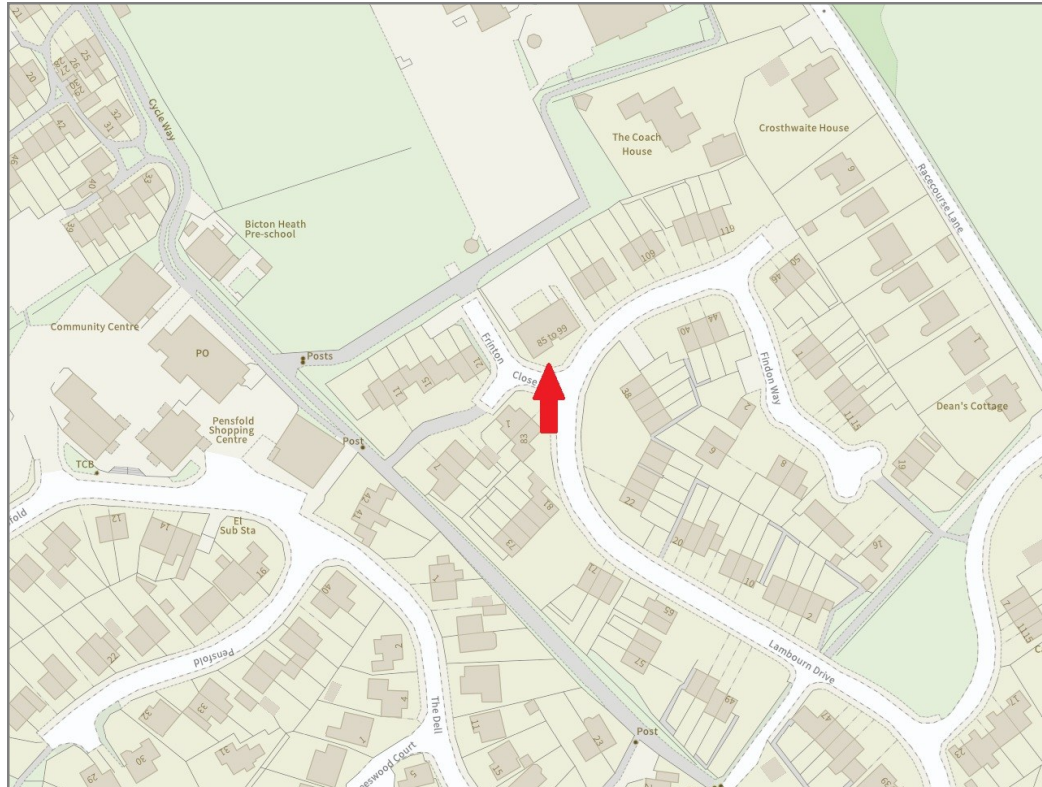
£96,000 Leasehold — 1 bedroom apartment

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band D
Services	Mains water, electricity and drainage are connected
	Electric heating

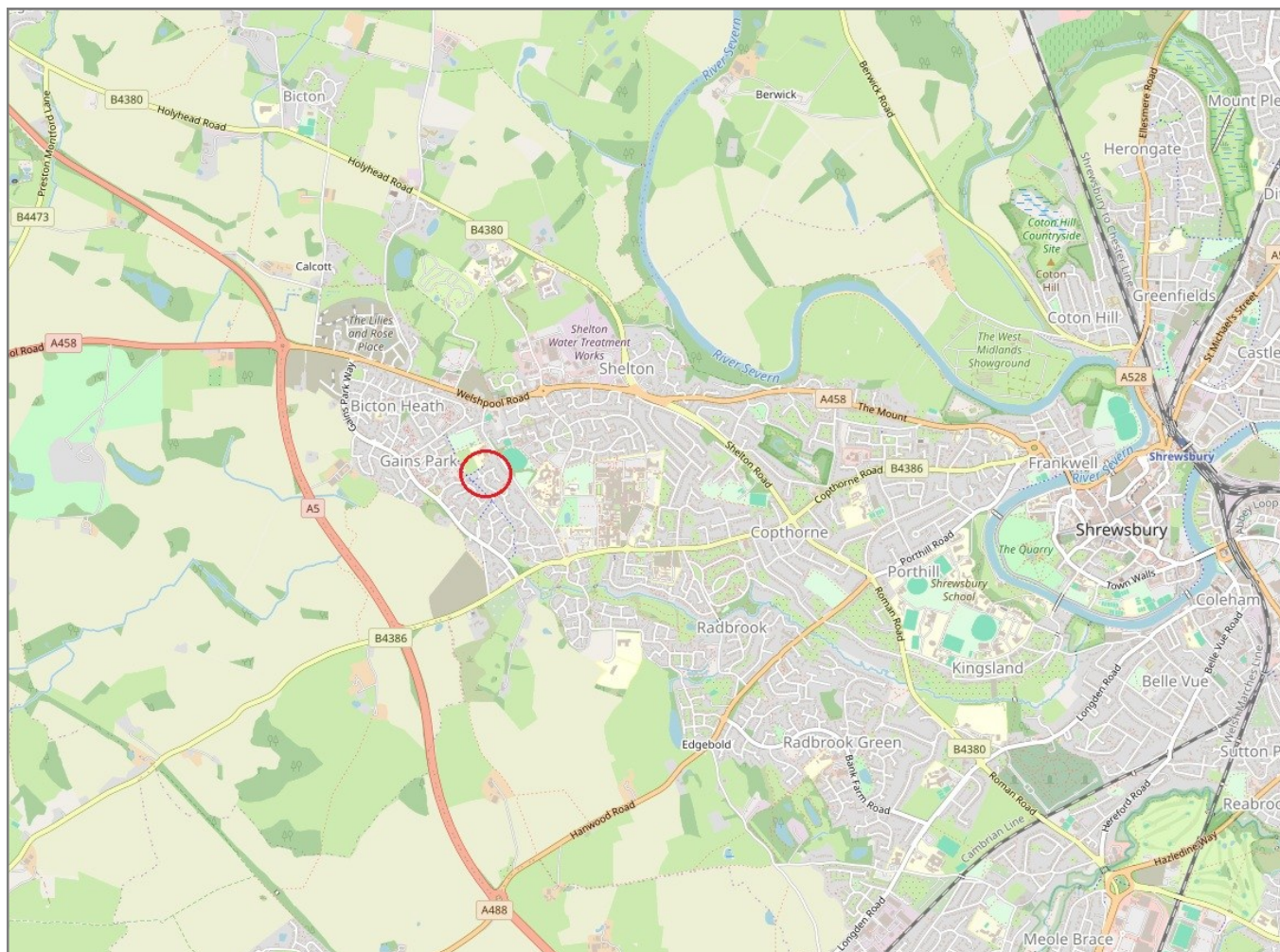
Tenure	Leasehold
Lease Length	999 years from 01/01/1992
Service Charge	£514 every three months
Ground Rent	None

85 Lambourn Drive, Bicton Heath, Shrewsbury, SY3 5NF

Coopergreenpooks.co.uk

£96,000 Leasehold — 1 bedroom 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.