



## 34 The Furlongs, Bicton Heath, Shrewsbury, Shropshire, SY3 5FW

**£230,000**

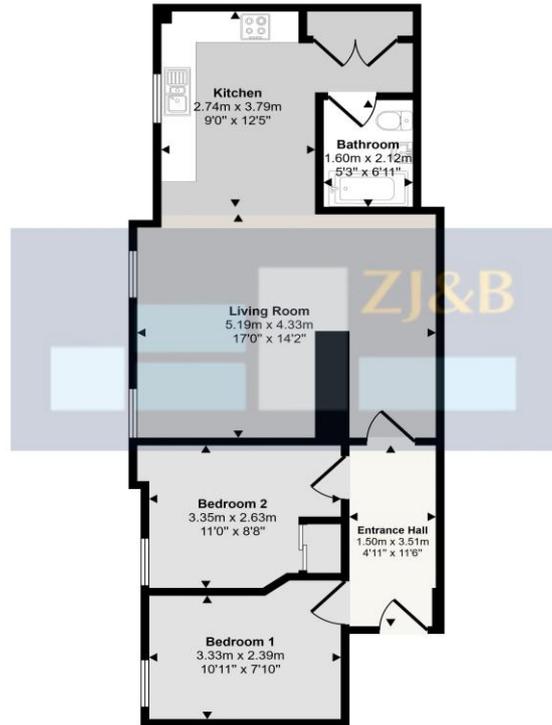
An impressive 2-bedroom first floor apartment forming part of the South Wing of this historic and iconic building. Set within the beautiful grounds of Leighton Park, this elegant home offers well-proportioned and beautifully presented accommodation throughout, including a welcoming entrance hall leading into a large, bright and airy open-plan living/dining/kitchen space – perfect for modern living and entertaining. There are 2 well-sized bedrooms and an attractive, contemporary bathroom. Further benefits include economical electric heating and an allocated parking space.

Early Viewing Highly Recommended.





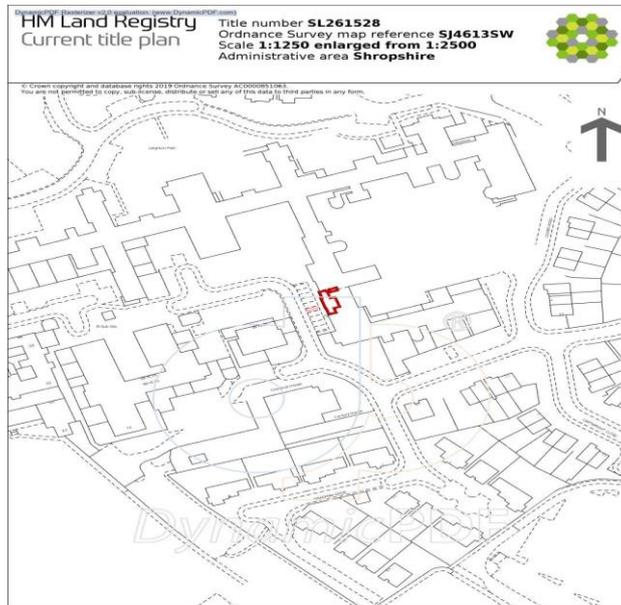
Approx Gross Internal Area  
64 sq m / 691 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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This title is dealt with by HM Land Registry, Telford Office.

## Energy performance certificate (EPC)

34, The Furlongs Bison Heath SHREWSBURY SY3 5FW	Energy rating <b>D</b>	Valid until: 6 April 2028	Certificate number: 8328-7234-9540-4733-9902
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Property type	Top-floor flat
Total floor area	63 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lan-llori-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lan-llori-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

## Council Tax Band C

**Lease Details:** 199 year lease from 1 January 2016 – 192 years remaining  
Ground Rent - £235.49 per annum. Service Charge - £1458.42 per annum

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

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**NB:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

### FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

**01743 248351**

**Whole of Market** clear and relevant tailored to your individual needs and circumstances.  
**Your home may be repossessed if you do not keep up repayments on your mortgage**