



35 Leighton Park, Shrewsbury, SY3 5FS
1 bedroom ground floor apartment—£170,000 Leasehold

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sales@cgpooks.co.uk

This beautifully presented ground floor apartment offers thoughtfully designed accommodation finished to a high standard throughout, situated within a beautiful setting at Leighton Park, forming part of an impressive converted building of character, with a private allocated parking space and landscaped communal grounds.

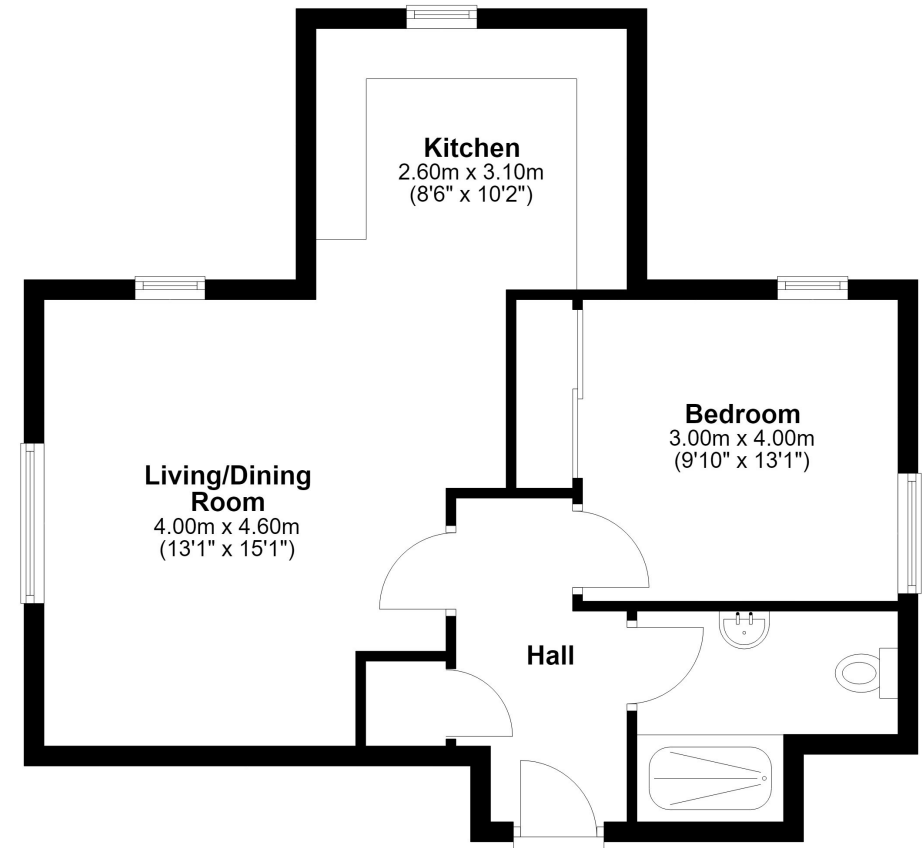
KEY FEATURES

- Attractive approach and communal entrance hall which provides access to number 35 and just one other apartment
- Private inner hallway with useful storage cupboard
- Lovely open plan living/dining room with windows to two elevations
- Fitted kitchen, complete with a range of units and integrated appliances
- Good sized double bedroom, also having windows to two elevations, with built-in wardrobes
- Separate shower room with double length walk-in shower and heated towel radiator
- Double glazed feature windows with additional secondary glazing, and electric heating with two updated and energy efficient storage heaters
- Private allocated parking to the front of the building, as well as visitor spaces within the development
- Set within a very attractive development converted by Shropshire Homes, surrounded by beautiful communal parkland 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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Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 48.3 sq. metres (519.7 sq. feet)







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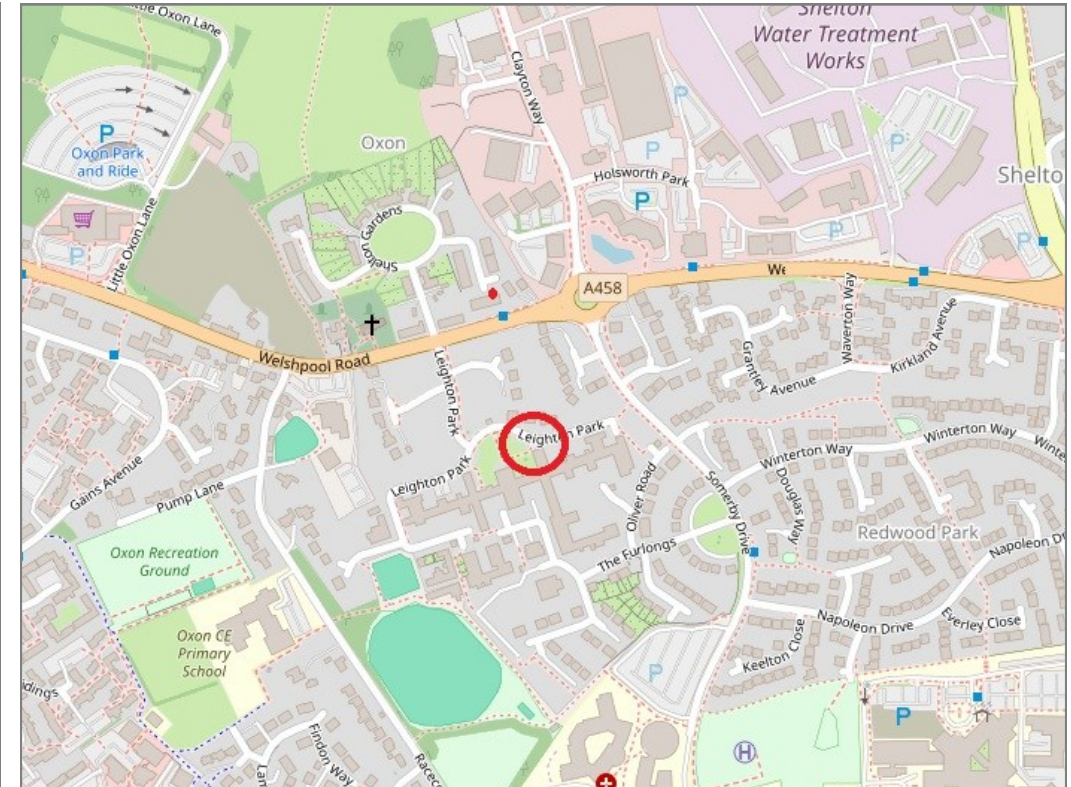
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BOUNDARIES NOT CONFIRMED



Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band E
Services	Mains electricity, water and drainage are connected with electric heating

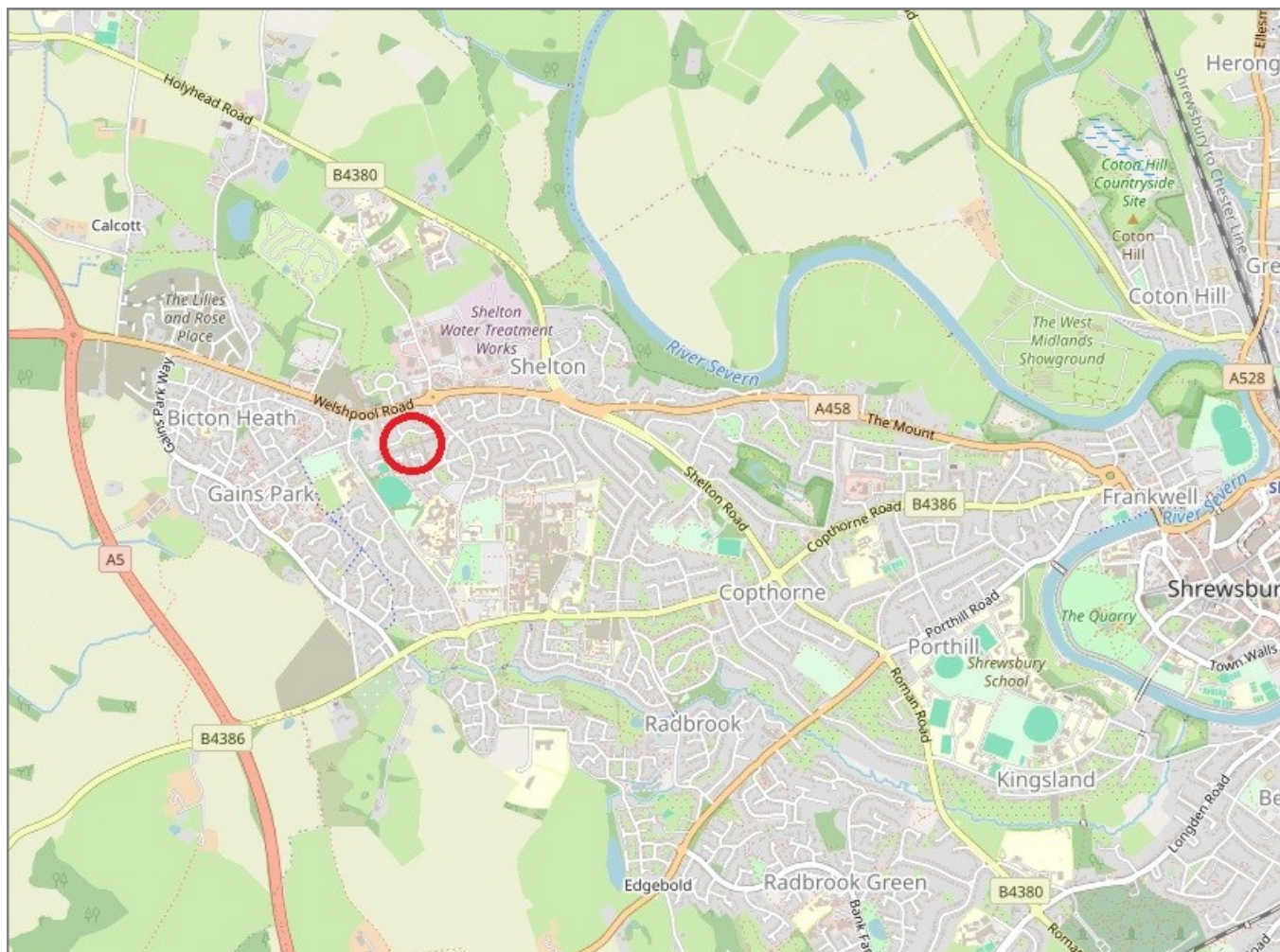
Tenure	Leasehold
Lease Term	199 years from 2016
Service Charge	£1800 per annum
Ground Rent	£196.24 per annum

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