



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

73 Leighton Park, Bicton Heath, Shrewsbury, SY3 5FS

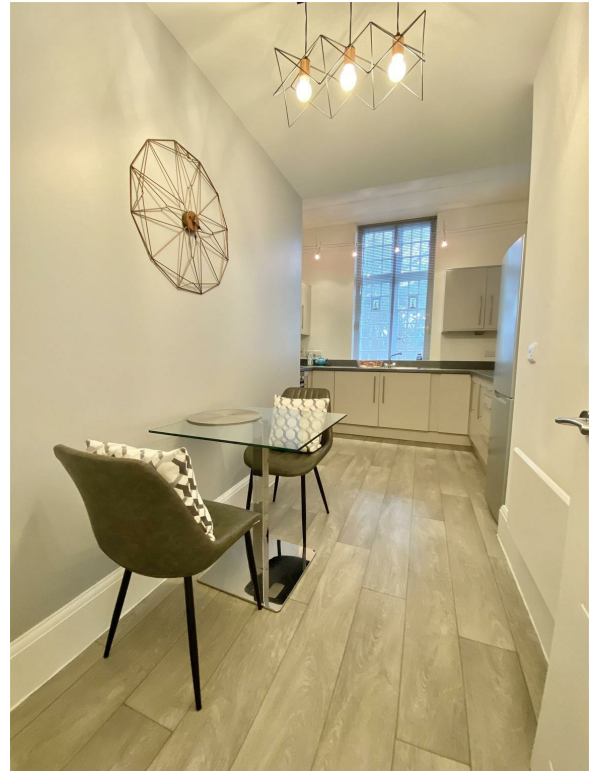
**Offers in the Region
of £200,000**

To view this property please call us on **01743 236 800** Ref: T8095/SL/KQ

An immaculately presented, charming first floor, two bedroom leasehold apartment.

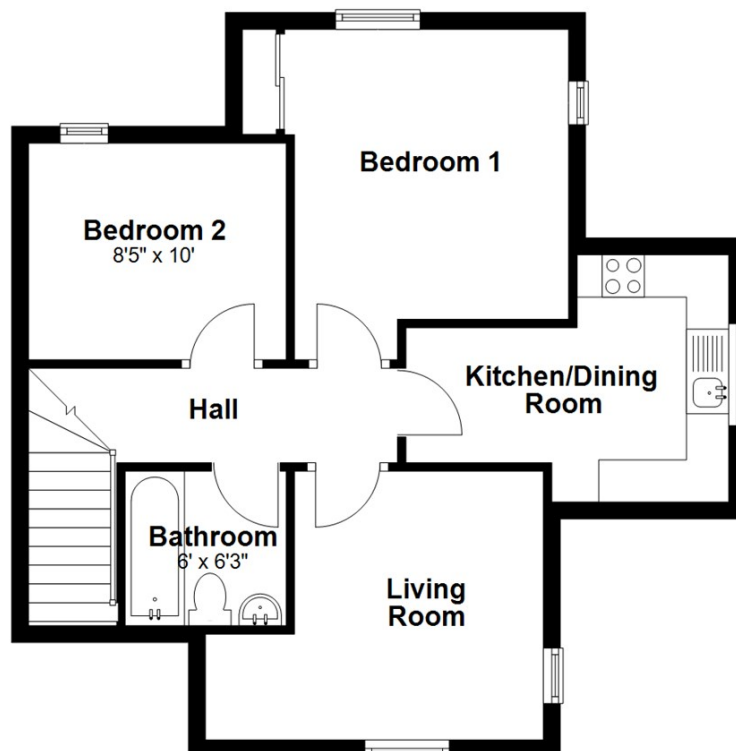
****NO UPWARD CHAIN**** A charming two-bedroom first floor apartment forming part of an attractive and characterful listed building. The property blends period features with modern living, offering well-proportioned accommodation throughout. Highlights include an attractive living room, a well-appointed dining kitchen, and two comfortable double bedrooms together with a well-appointed bathroom. Retaining much of its original charm, the apartment benefits from high ceilings and traditional detailing.

Leighton Park is well placed in this popular and convenient residential area, close to excellent amenities including frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Floor Plan



Total area: approx. 566.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'1" x 10'1" (3.99m x 3.07m)

KITCHEN / DINING ROOM

7'4" x 12'6" (2.24m x 3.82m)

Fitted with a range of matching modern units
Inset oven with hob and extractor hood over

BEDROOM 1

11'3" x 10'8" (3.43m x 3.24m)

Built in wardrobes with mirror fronted sliding doors

BEDROOM 2

8'5" x 10'0" (2.57m x 3.05m)

BATHROOM

Panelled bath with shower over and shower screen
Wash hand basin, wc

OUTSIDE THE PROPERTY

There are attractive communal parkland style gardens.

Communal parking area with allocated parking space.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Continue the full length of The Mount, turning right at the traffic lights, then bearing left onto the Welshpool Road. Continue for a further short distance, turning left into Leighton Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

SERVICES

We understand that mains water, electricity, drainage are connected. Electric heating.

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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