



101 Leighton Park, Shrewsbury, SY3 5FS

1 bedroom ground floor apartment — £197,500 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

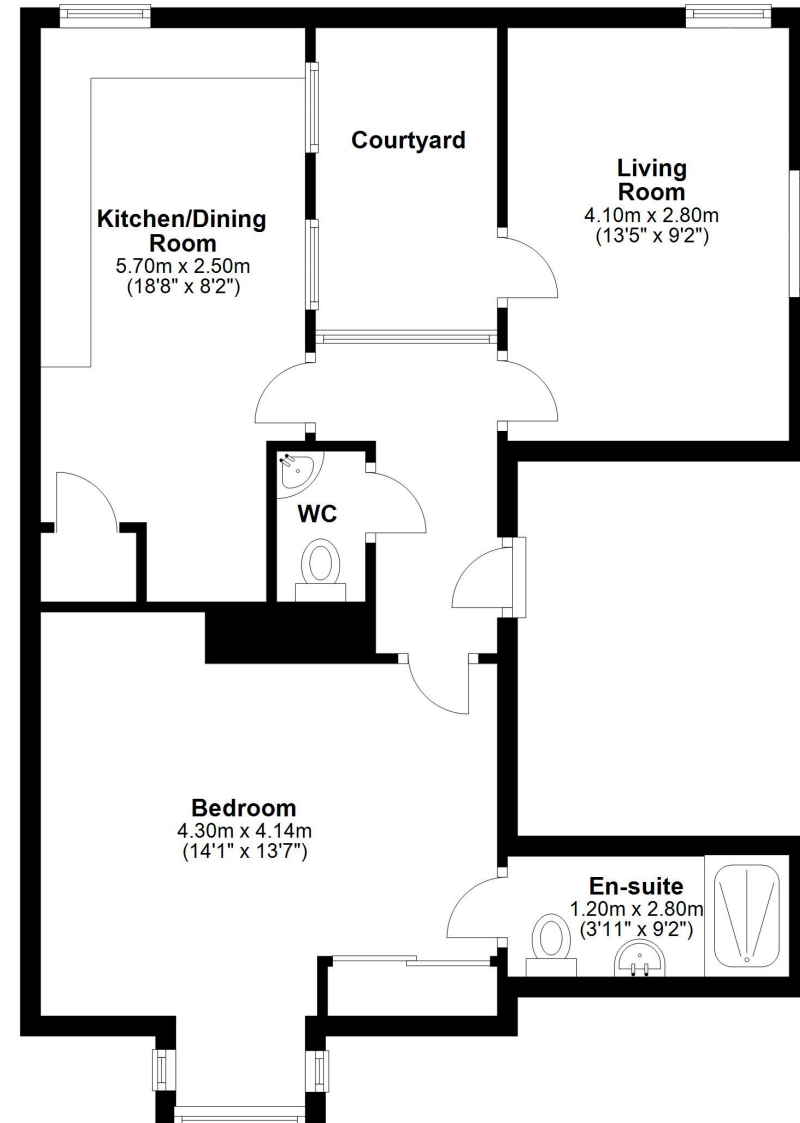
This unique and very attractive ground floor apartment offers well presented and stylish accommodation with its own private courtyard garden. The property is located within the impressive Leighton Park development, which is just 2 miles from the town centre and set in beautiful, secluded grounds adjoining the Shelton cricket club

KEY FEATURES

- Entrance hall with cloakroom and large feature window to private courtyard
- Living room with wood effect flooring, windows to 2 elevations and door to courtyard
- Open plan kitchen/dining room with tiled flooring and a range of fitted units with integrated appliances. There is also a built-in store and further feature windows overlooking courtyard
- Good sized double bedroom with wood effect flooring, built in wardrobe and bay window to front
- Well fitted en-suite shower room
- Double glazed windows and gas fired central heating
- Lovely private paved and walled courtyard garden with power and light
- Allocated parking space and additional visitors parking available
- Fantastic position within a peaceful and well-designed development, set in extensive private grounds of the former Shelton hospital, which was recently converted by Shropshire homes
- Next to the impressive Shelton cricket club and pitches, as well as bowling green. The property is also just a short walk from the Bicton shopping complex and supermarket, as well as other amenities including a good pub and restaurant

Ground Floor

Approx. 57.3 sq. metres (617.1 sq. feet)



Total area: approx. 57.3 sq. metres (617.1 sq. feet)







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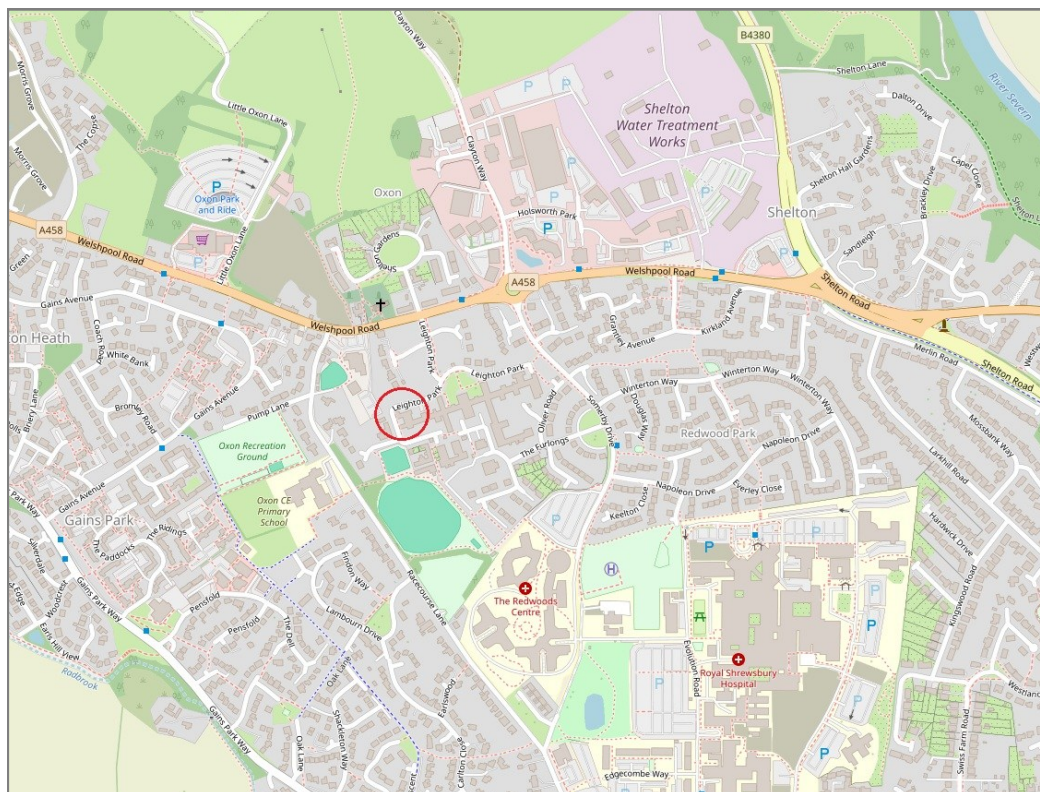
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Local Authority	Shropshire Council
Council Tax	Band B
EPC	Band C
Services	All mains services are connected

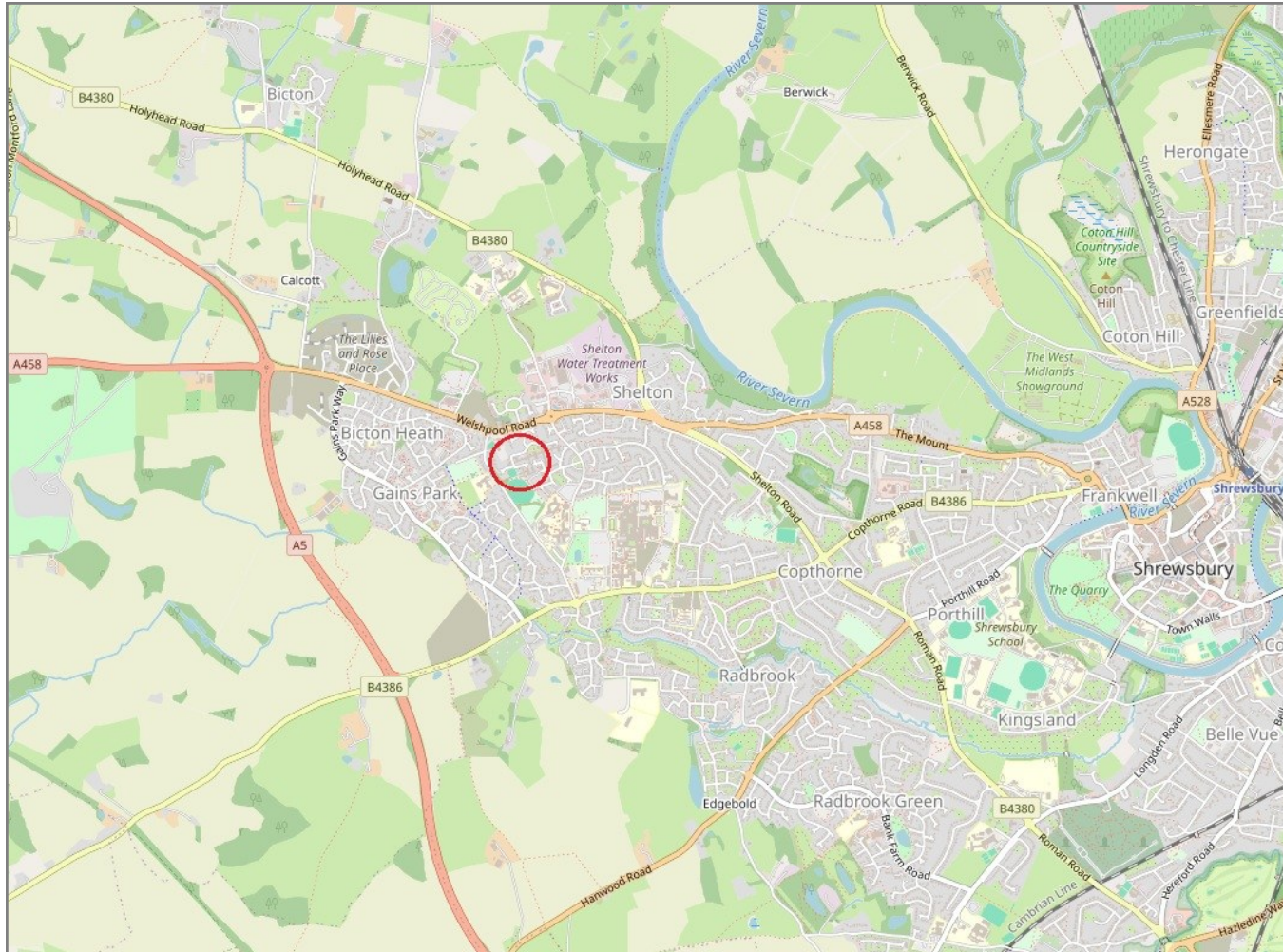
Tenure	Leasehold
Lease Length	199 years from 2016
Service Charge	TBC
Ground Rent	TBC

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