



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

2 bedroom apartment — £295,000 Leasehold

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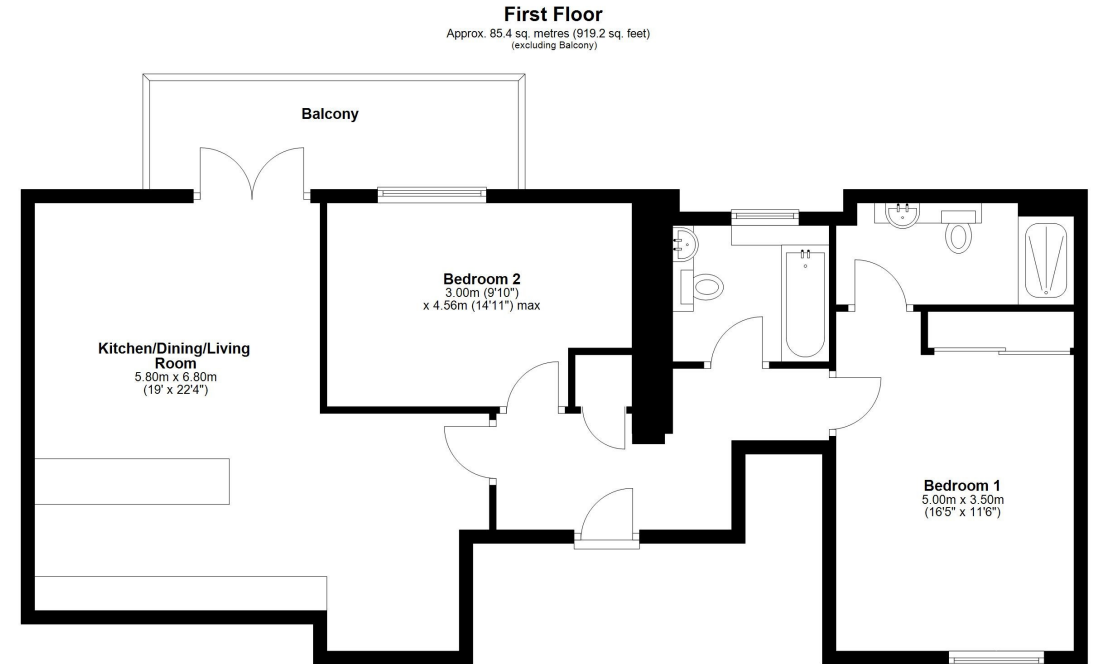
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sales@cgpooks.co.uk

This beautifully presented and individually designed first floor apartment offers very well-proportioned and practical accommodation, with the benefit of a private balcony and allocated parking for two cars. The property is located within a stunning building of character on the popular Leighton Park development, surrounded by green open space and parkland.

KEY FEATURES

- Good-sized entrance hall with useful storage
- Fantastic open plan kitchen/living/dining room with glazed double doors onto the balcony
- Well-fitted kitchen, complete with a range of units and integrated appliances
- Two generous double bedrooms, a separate family bathroom with shower, and en-suite to bedroom one
- Double glazed windows and gas fired central heating
- Lovely private balcony with an open outlook, which has been decked to provide the perfect outdoor seating area
- Allocated parking for two cars, as well as additional visitor parking
- A great position within a well-designed development, set in extensive private grounds of the former Shelton hospital, which was converted by Shropshire Homes, just a stone's throw of the impressive Shelton cricket club and pitches, as well as the bowling green. The property is also just a short walk from Bicton heath's excellent amenities, road links via the bypass, the Royal Shrewsbury hospital, and less than two miles from the town centre



Total area: approx. 85.4 sq. metres (919.2 sq. feet)













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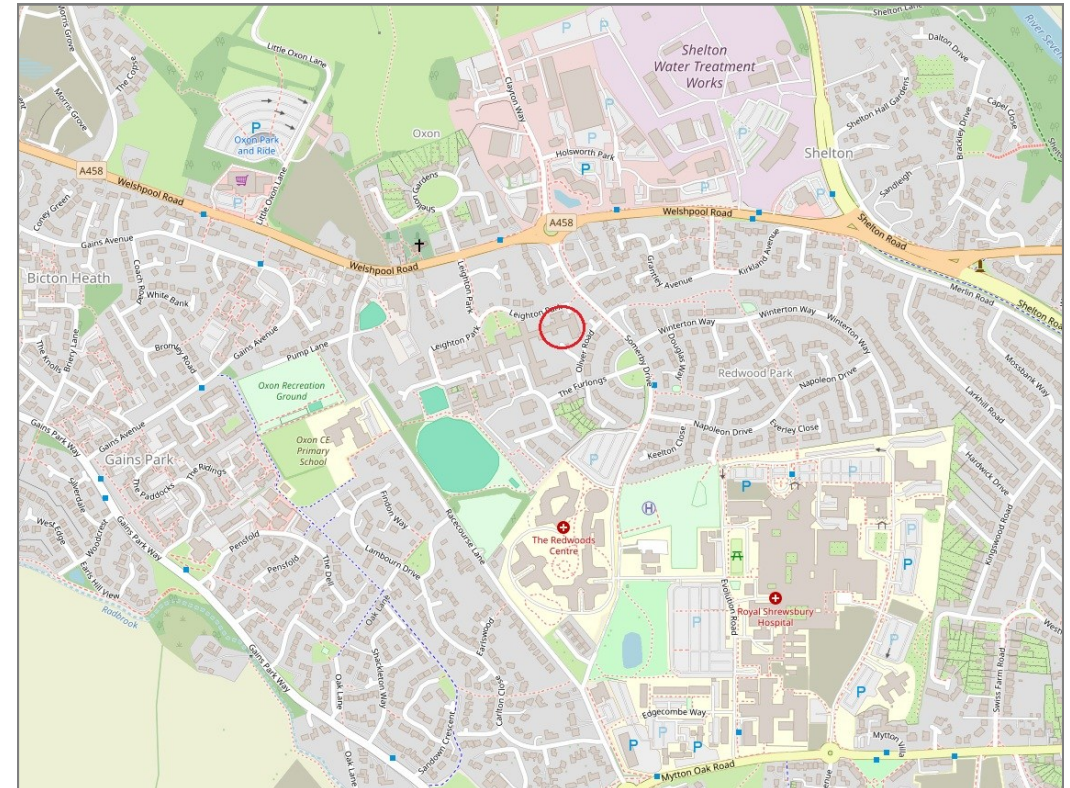
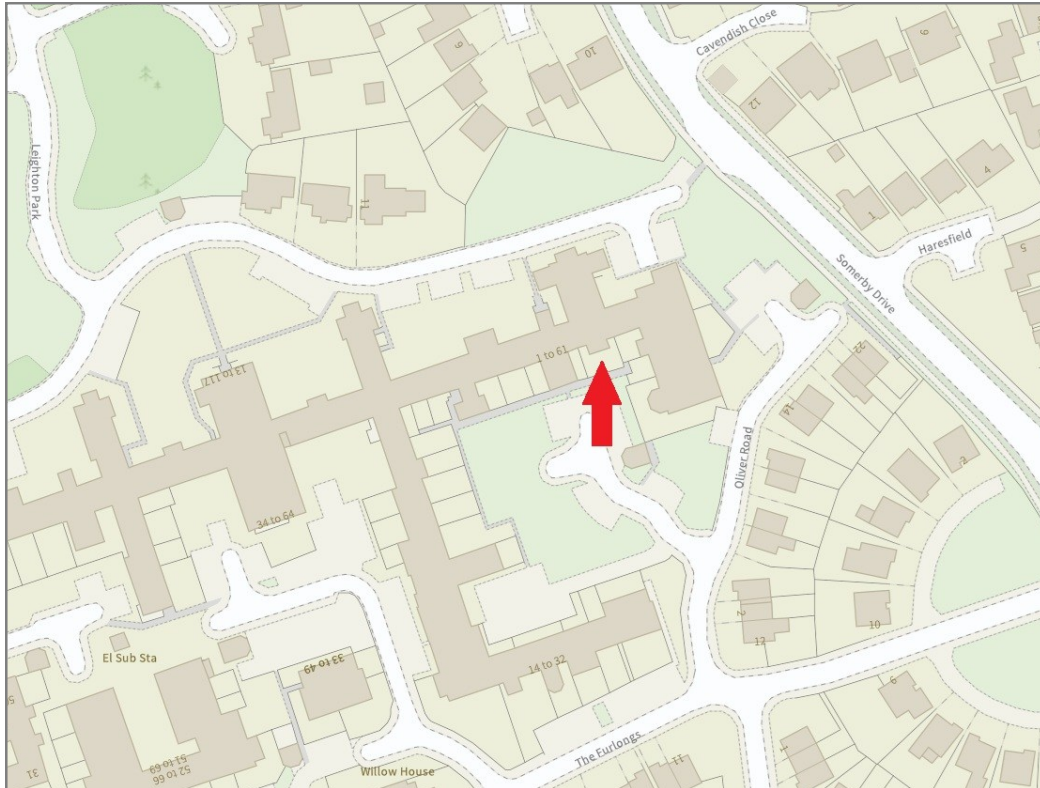
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BOUNDARIES NOT CONFIRMED

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

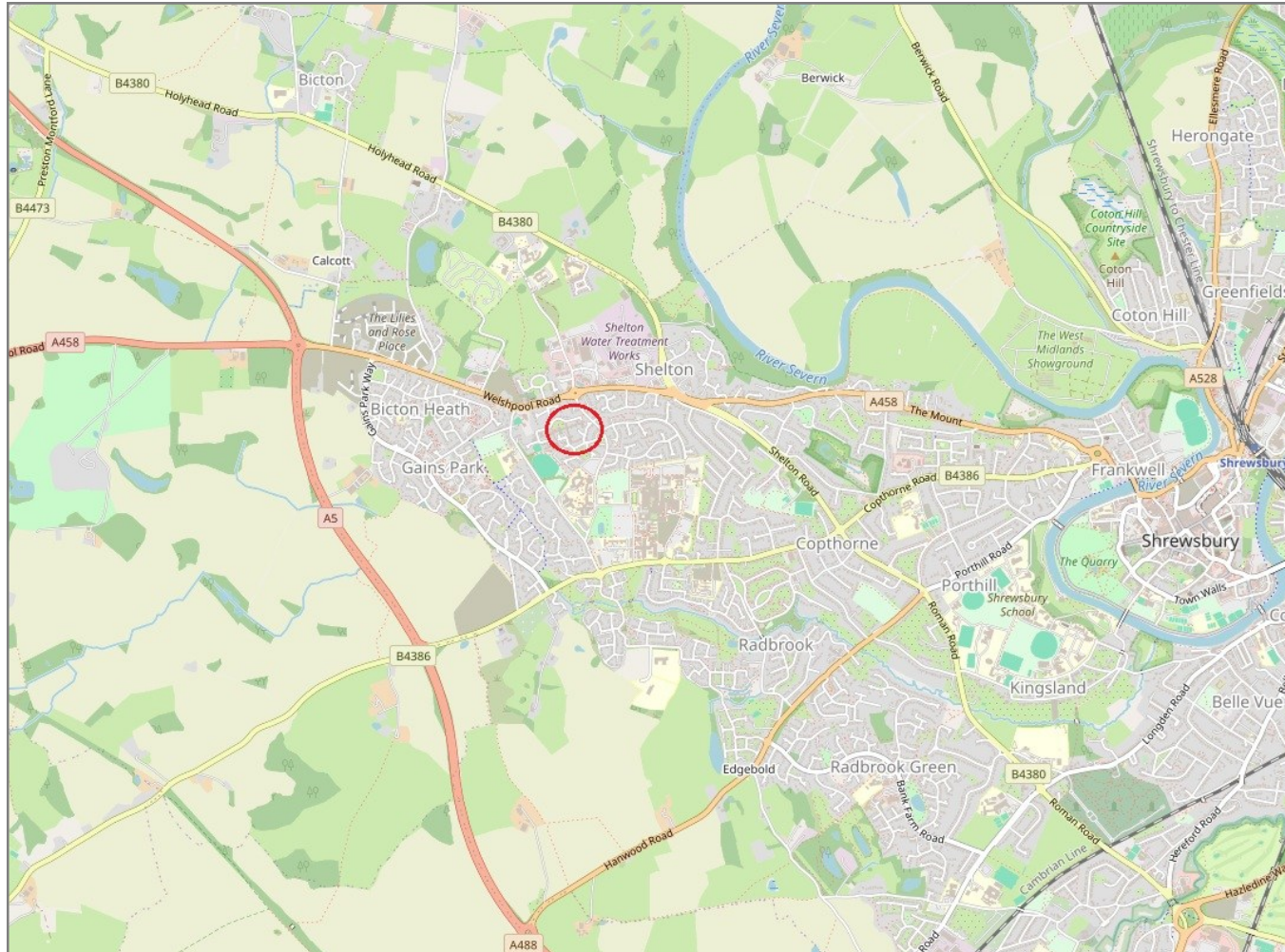
Tenure	Leasehold
Lease Length	199 years from 01/01/2016
Service Charge	£2,800 per annum
Ground Rent	£400 per annum

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