

36 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW

1 bedroom apartment — £159,950 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Located within the impressive Leighton Park development, which is set in beautiful communal grounds adjoining the Shelton cricket club. This stylish and well-proportioned first floor apartment offers good accommodation and benefits from a nice outlook along with an allocated parking space close to the entrance.

KEY FEATURES

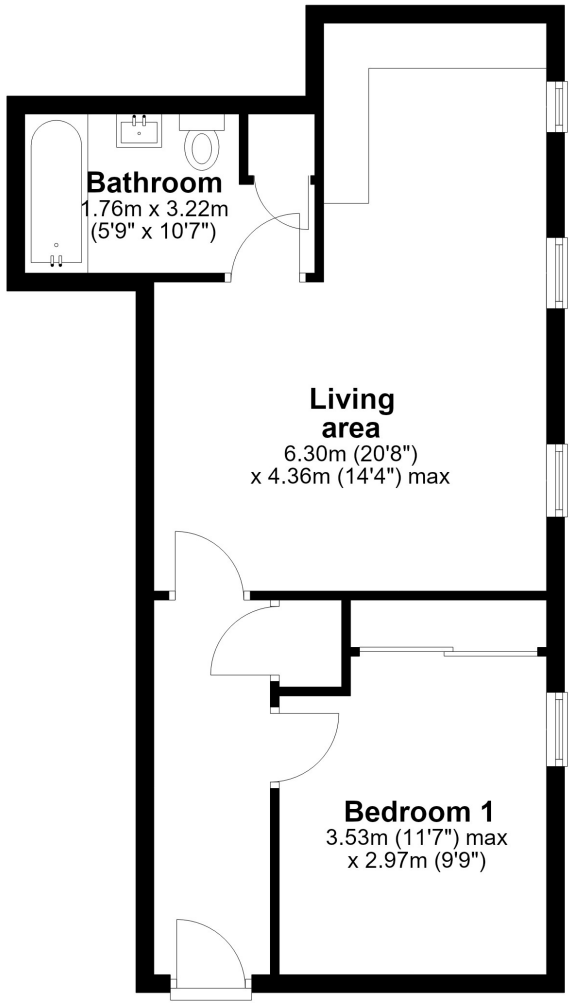
- Well-kept communal areas both internally and externally
- Private entrance hall with entry phone system
- Light and spacious living area that's open plan to a good-sized kitchen, which currently has a breakfast bar but could also provide space for a dining table
- Bathroom and a sizable double bedroom with large built in wardrobes
- Double glazed windows and electric heating
- Private allocated parking space next to the entrance of the building
- Wonderful communal grounds which are attractively landscaped and directly adjoin the superb Shelton Cricket Club and Pavillion, along with Shelton Bowling Green
- A short walk from the Royal Shrewsbury hospital, good pub/restaurant and also the Bicton shopping complex
- Vacant with no onward chain

Cooper Green Pooks
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Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 46.7 sq. metres (502.2 sq. feet)









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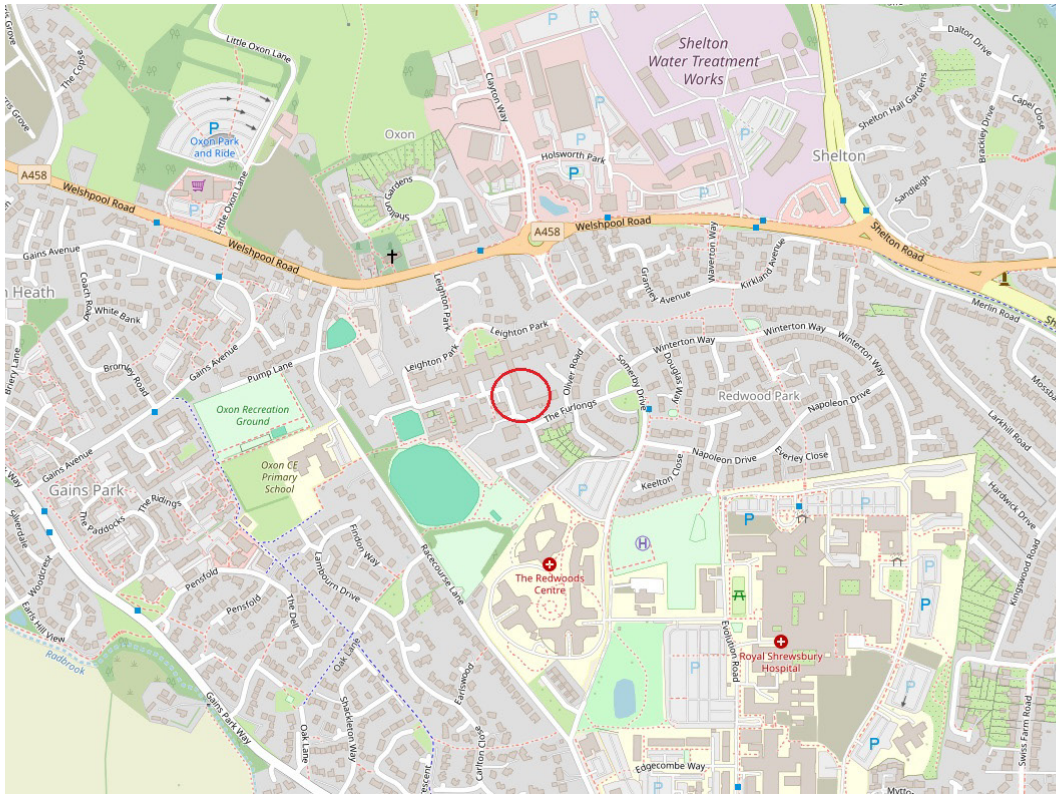
COOPER GREEN POOKS

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BOUNDARIES NOT CONFIRMED

Local Authority	**Shropshire Council**
Council Tax	**Band B**
EPC Band	**Band D**
Services	**Mains water, electricity and drainage are connected. Electric heating.**

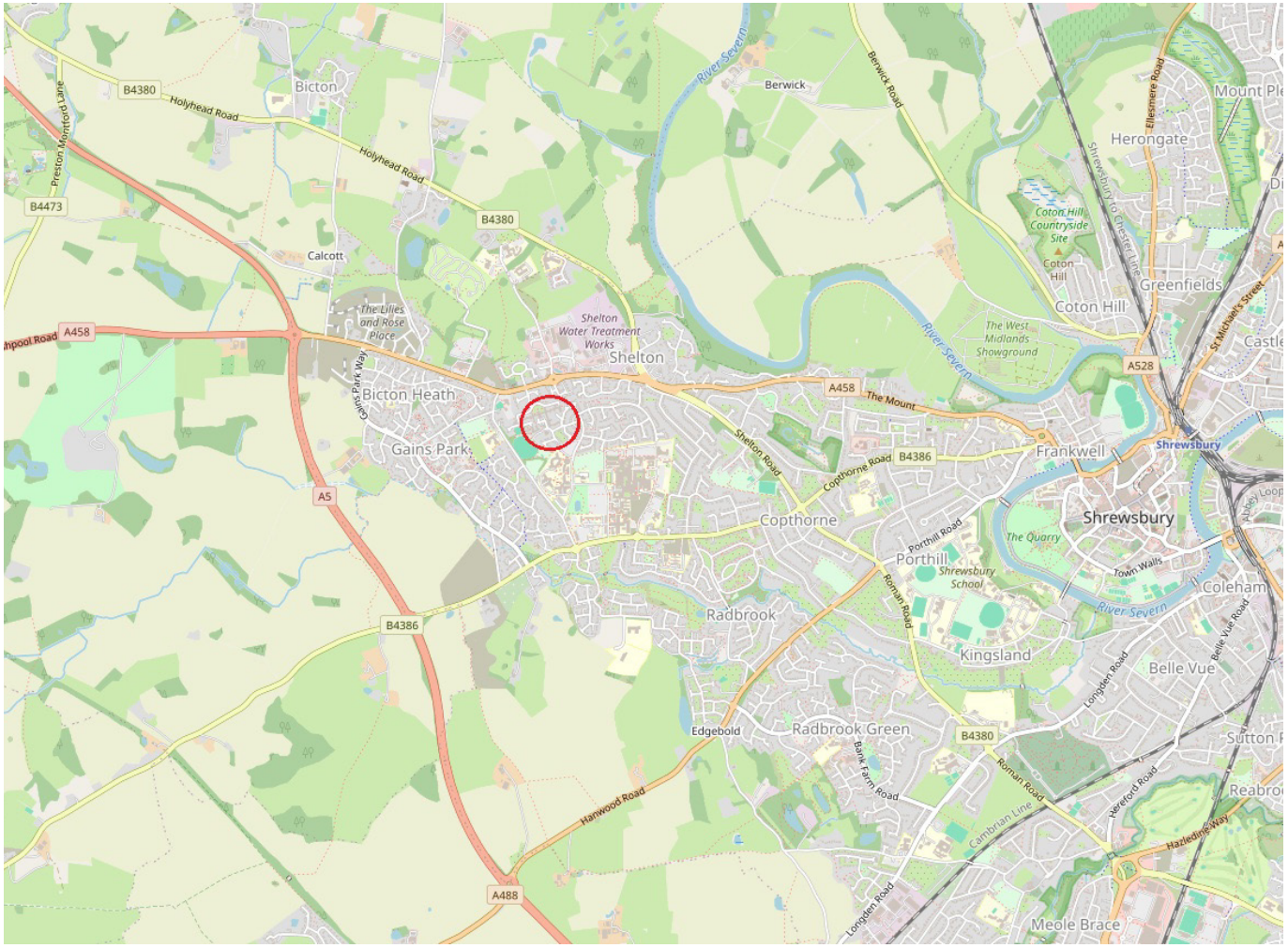
Tenure	**Leasehold**
Lease Length	**199 years from 1st January 2016**
Service Charge	**£1299.54 per annum - £649.77 paid February and June annually**
Ground Rent	**£169.46 per annum**

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