



31 LEIGHTON PARK  
BICTON HEATH | SHREWSBURY | SY3 5FS





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Close to town amenities.

A STUNNING AND PARTICULARLY SPACIOUS FIRST FLOOR APARTMENT,  
OFFERING BEAUTIFULLY PRESENTED AND HIGHLY APPOINTED  
ACCOMMODATION WITH A LOVELY PRIVATE BALCONY.

Sought after development  
Fantastic spacious accommodation  
Beautifully presented and appointed  
Superb balcony seating area  
2 allocated parking spaces



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

Approximate Area = 933 sq ft / 86.7 sq m

For identification only - Not to scale

## DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout, leading straight over and then turn left into Leighton Park, follow the road round to the left and the building will be found on the right hand side.

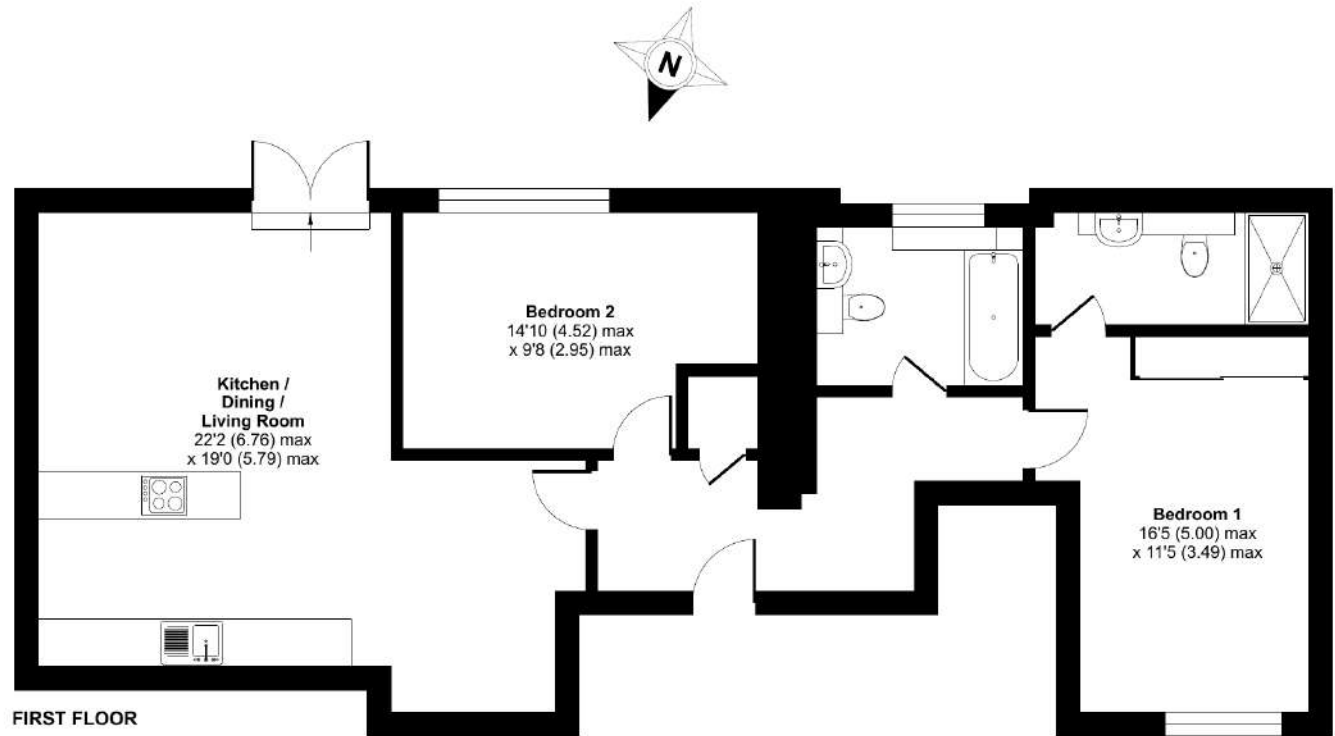
## SITUATION

The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive number of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

## PROPERTY

A striking first-floor apartment set within an imposing historic period building, forming part of an impressive and well-regarded development. This beautifully presented home offers spacious accommodation extending to over 1,000 sq ft, perfectly suited to modern living.

At the heart of the property is a fantastic open-plan living, dining, and kitchen area, creating a bright and sociable space ideal for both everyday living and entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1452389



The kitchen is fitted with a stylish range of contemporary units and integrated appliances, while the living area benefits from twin glazed French doors opening onto a charming private balcony-perfect for outdoor seating and al fresco dining.

The apartment comprises two generous double bedrooms, including a principal bedroom with a well-appointed en-suite shower room. The second bedroom is served by a neatly fitted family bathroom.



## OUTSIDE

Externally, the property enjoys two allocated parking spaces. In addition to the private balcony, residents have access to beautifully maintained communal grounds, providing a peaceful and attractive setting.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TERMS OF LEASE

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

199 year lease - start date 01.01.2016

Approx £1400 (every 6 months) maintenance charge

Approx £400 (per annum) ground rent

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – C



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



