

83 Leighton Park Bicton Heath Shrewsbury SY3 5FS



null Bedroom Apartment
Offers In The Region Of £149,950

The features

- A FABULOUS GROUND FLOOR STUDIO STYLE APARTMENT
- ENVIABLE LOCATION WITHIN HISTORIC LEIGHTON PARK
- LOVELY FITTED KITCHEN WITH RANGE OF APPLIANCES
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- FEATURE HIGH CEILINGS AND NATURALLY WELL LIT
- L-SHAPED LIVING ACCOMMODATION
- NEWLY FITTED SHOWER ROOM
- PERSONAL ALLOCATED PARKING SPACE
- EPC RATING E



*** FABULOUS STUDIO APARTMENT WITH PARKING ***

An excellent opportunity to purchase this truly impressive ground floor studio home which offers light, bright and spacious open plan living - perfect for first time buyer, secure lock up and go or investment.

Occupying an enviable position on this much sought after historic development which was converted by reputable developer Shropshire Homes and being ideal for commuters with ease of access to the A5/M54 motorway network. There are good local amenities on hand and a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises secure communal entrance, personal entrance leading to open plan living with a beautifully fitted Kitchen and Shower Room.

The property has the benefit of enjoying the delightful communal parkland gardens and allocated parking.

Viewing highly recommended.

Property details

LOCATION

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SECURE COMMUNAL ENTRANCE

A few steps lead up to the secure communal entrance which gives access to just two Apartments.

PERSONAL ENTRANCE

with door leading to

FABULOUS OPEN PLAN LIVING

This unique L-shaped room is flooded with natural light from 3 large stone mullioned windows overlooking the landscaped communal gardens.

The Kitchen is fitted with a range of contemporary units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washer/dryer with matching fascia panel, inset 4 ring hob with extractor hood over and oven and grill beneath, space for fridge/freezer. Complementing range of eye level wall units.

The Lounge/Dining area has a media point and provides a lovely aspect over the gardens.

The Bedroom area has large floor to ceiling wardrobes with mirror fronted doors and additional storage over.

Feature high ceilings, parquet style wood effect flooring throughout and panel heaters.

SHOWER ROOM

attractively re-fitted with suite comprising large walk in shower cubicle with direct mixer shower unit, wash hand basin and WC set into concealed vanity with storage, fully tiled walls, heated towel rail.

OUTSIDE

The property has the benefit of delightful communal gardens and conveniently placed allocated personal parking space.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 199 year lease, with 189 remaining. The annual ground rent is £169.94 and the annual service charge IS £988.50. We would recommend this is verified

during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

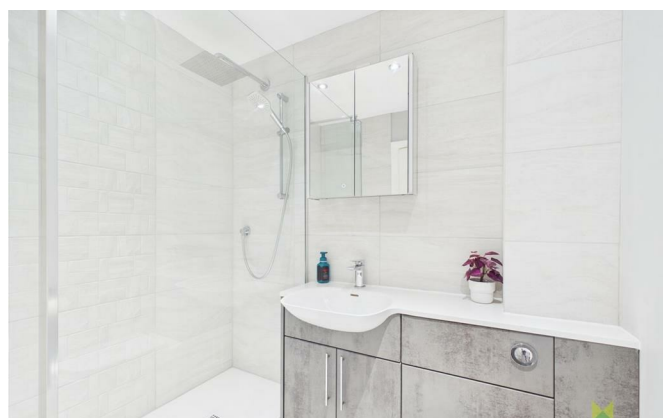
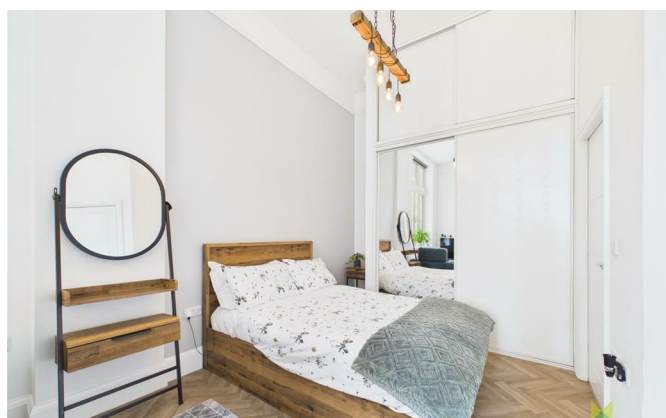
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

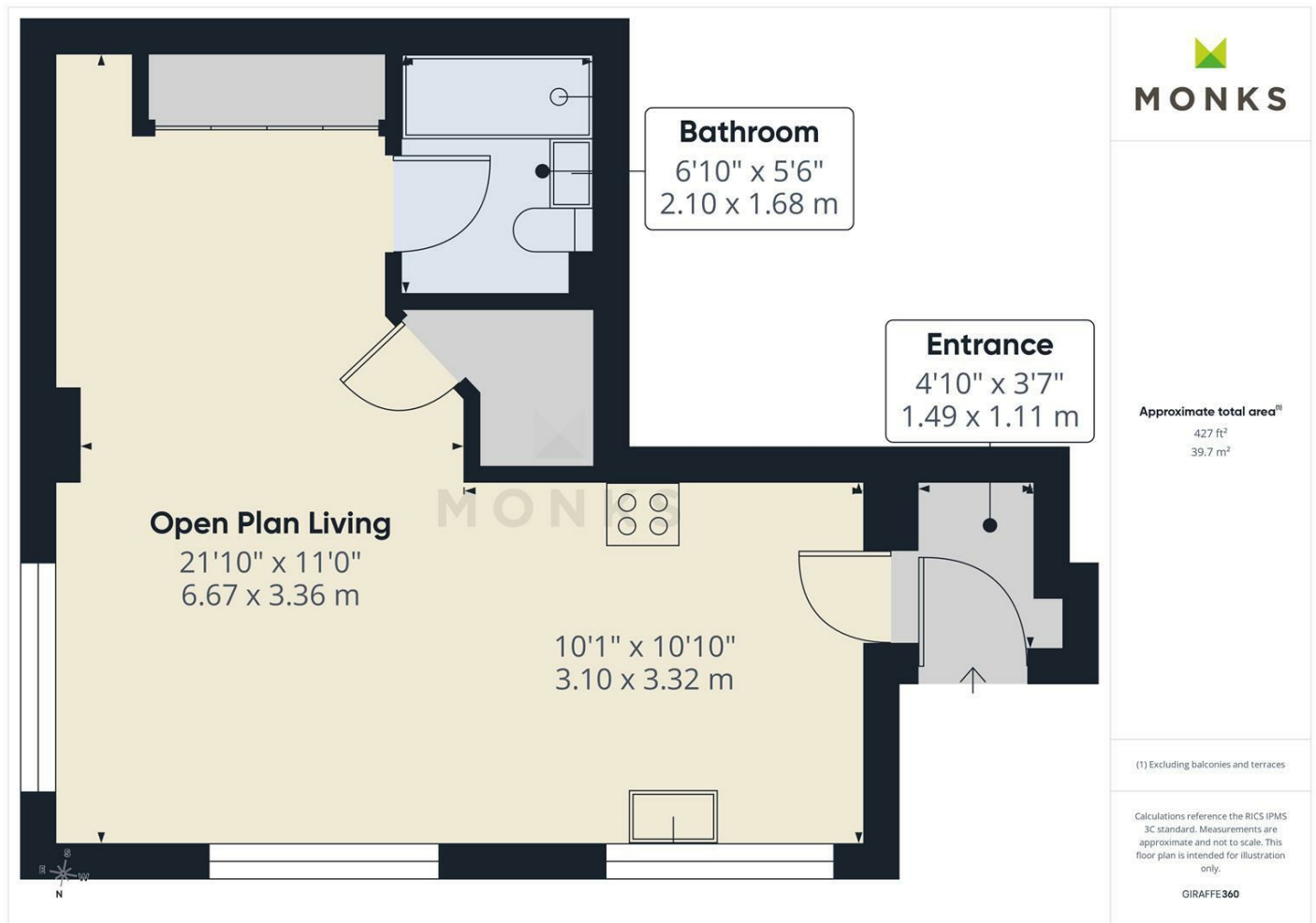
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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	49	49
(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	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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