



89 Leighton Park, Shelton, Bicton Heath, Shrewsbury,  
Shropshire, SY3 5ES

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £184,995**

Viewing: strictly by appointment through the agent

Holland Broadbridge are pleased to offer For Sale, this well presented, particularly spacious and well proportioned one double bedroom ground floor apartment, situated upon this prestigious development which has been created by the re-development of the historic buildings and part land from the former Shelton Hospital by renowned local building contractors Shropshire Homes. There are a variety of excellent local amenities within walking distance from the development including Co op supermarket, local restaurants and the Shrewsbury Park and Ride bus service. The historic town centre of Shrewsbury is approximately two miles away with access to the local bypass linking up to the M54 motorway is easily accessible. Early viewings comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hall, communal vestibule, entrance hallway, modern open plan lounge/diner/kitchen with feature high ceilings, double bedroom with large fitted wardrobe and feature high ceilings, bathroom, allocated car parking space, ample visitor parking, well maintained large, well established communal grounds, double glazing, electric heating.

The accommodation in greater detail comprises:

Secure communal entrance hallway gives access to:

**Communal hall**

Door then gives access to:

**Communal entrance vestibule**

Door then gives access to:

**Entrance hallway**

Having wall mounted digital control electric heater, wall mounted telephone intercom system, recessed LED spotlights to ceiling.

Door from entrance hallway gives access to:

**Modern open plan lounge/diner/kitchen with high ce  
21'3 x 10'11**

The lounge/diner area comprises: double glazed window, telephone and TV aerial points, picture rail. The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 sink stainless steel sink drainer unit with mixer tap over, integrates oven, four electric hob with stainless steel cooker canopy over, integrated washer dryer space for upright fridge freezer, double glazed windows, picture rail, vinyl floor covering, cupboard housing pressurised water system.

From entrance hallway doors give access to: Double bedroom and shower room.

**Double bedroom with high ceiling**

11'8 x 10'6

Having a large mirror fronted fitted wardrobe, double glazed windows, wall mounted electric heater, picture rail.

**Bathroom**

Having a modern three piece suite which comprises: panel bath with mixer shower over, glazed folding

shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl floor covering, wall mounted mirror fronted bathroom cabinet, shaver point and extractor fan to ceiling.

**Outside**

There are exceptionally, well maintained communal grounds, one allocated car parking space and ample visitor parking.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND A**

**Tenure**

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is approx 191 years  
Ground rent £169.46 per annum  
Ground rent review date every 5 years and price increase subject to RPI index  
Service charge £1,025.14 per annum  
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency

sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	50
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

