



The Doctors House, 32 Leighton Park, Shelton,
Shrewsbury, SY3 5FT

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£169,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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A rare opportunity has arisen to acquire a spacious, luxury and exceptionally well presented one double bedroom first floor apartment within a former Doctor's House. The apartment offers contemporary interior with period high ceilings and bright and airy living accommodation throughout. Leighton Park has been created by the redevelopment of the historic buildings and parkland of the former Shelton Hospital, offering a collection of distinctive houses and apartments in a superb and ideally located setting.

The apartment is within walking distance of a variety of excellent local amenities, including Co-op supermarket and the Shrewsbury Park and Ride bus service. The medieval town centre of Shrewsbury is approximately 2 miles away and access to the local by-pass linking up to the M54 motorway network is easily accessible. Viewing of this beautiful apartment comes highly recommended by the selling agent.

Accommodation:

Impressive communal entrance hallway to first floor landing, reception hallway, cloakroom, bright and airy lounge, modern kitchen / breakfast room with a range of built-in appliances, double bedroom with large walk-in wardrobe, stylish en suite shower room, sealed unit double glazing, gas fired central heating, allocated car parking space, ample visitor parking, well maintained communal grounds.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Secure intercom:

With entrance door leads to an extremely attractive:

Communal hallway:

Having original period tiled flooring. Stairs then rise to:

First floor:

Where the apartment entrance door then gives access to:

Spacious reception hallway:

Having wood effect laminate flooring, recessed spotlights to ceiling, wall-mounted digital Honeywell heating control panel, radiator, store cupboard. Door from hallway gives access to:

Cloakroom:

Having a white suite comprising: A low flush wc, pedestal wash hand basin with tiled splash surround,

tiled floor, sealed unit double glazed sash window, radiator, recessed spotlights to ceiling.

Doorway from hallway gives access to:

Attractive lounge:

15'1 x 13'6 (4.60m x 4.11m)
Having high ceilings, picture rail, four sealed unit double glazed sash windows, radiator, two television and telephone points.

From hallway door gives access to:

Modern kitchen / breakfast room:

11'11 x 10'1 (3.63m x 3.07m)
Comprising: A range of white eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated oven and microwave combination oven, four ring gas hob, stainless steel cooker canopy, washer-dryer, fridge and freezer (all with matching fascias), two sealed unit double glazed sash windows, cupboard housing Vaillant gas fired central heating boiler, high ceilings, picture rail, tiled floor, radiator.

From hallway door gives access to:

Double bedroom:

14'6 max reducing 10'9 x 8'7 excluding recess (4.42m max reducing 3.28m x 2.62m excluding recess)
Having high ceilings, picture rail, two sealed unit double glazed windows, radiator, television aerial point, large mirror fronted walk-in wardrobe. Door from bedroom gives access to:

En suite shower room:

Having a double width tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc, tiled floor, two sealed unit double glazed windows, high ceilings, recessed spotlights and extractor fan to ceiling, heated towel rail.

Outside:

To the outside there are communal grounds, a private allocated parking space plus additional ample visitor parking.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

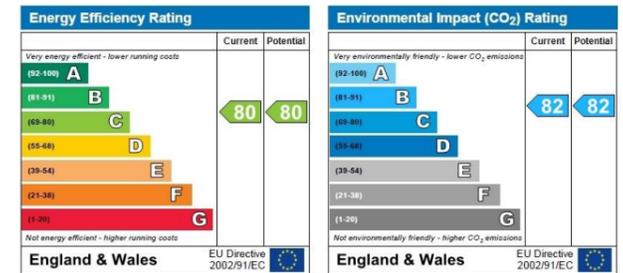
We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer:

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



FLOOR PLANS

