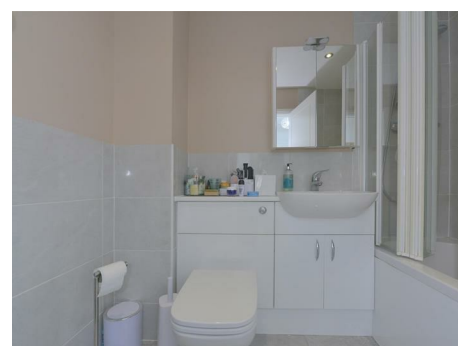




66 Leighton Park,, Shelton, Bicton Heath, Shrewsbury,
Shropshire. SY3 5ET

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
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A spacious, well proportioned and upgraded three double bedroom luxury first floor apartment, having the added and unusual benefit of two allocated car parking spaces. The apartment offers contemporary, bright and airy living accommodation with feature period high ceiling throughout. Leighton Park is an 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 viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Communal entrance hallway, communal first floor landing, entrance hallway, impressive spacious lounge/diner, upgraded kitchen with a range of built-in appliances, master bedroom with large fitted triple mirror front wardrobe, stylish ensuite shower room, two further bedrooms, modern bathroom, double glazing, gas fired central heating, two allocated car parking spaces, ample visitor parking, beautifully kept well established and maintained communal grounds.

The accommodation in greater detail comprises:

Communal secure intercom entrance leads to:

Communal hallway

Stairs rise to:

First floor landing

Door then gives access to:

Reception hallway

Having wood effect flooring, radiator, wall mounted digital heating control panel and telephone intercom system, cupboard housing pressurised water cistern.

From entrance hallway door gives access to:

Impressive lounge/diner

20'4 x 18'4

Having a range of double glazed windows, contemporary log effect electric fire set to a marble style hearth with matching fire surround, two radiators, picture rail, Tv and telephone points.

Door from impressive lounge/diner gives access to:

Modern upgraded kitchen

10'3 x 9'3

Having a range of contemporary eye level and base units with built-in cupboards and drawers, two integrated Neff fan assisted ovens, Neff microwave with Neff with warming drawer below, integrated fridge and freezer, washer dryer, dishwasher, fitted Quartz worktops with inset 1 1/2 sink with mixer tap over, double glazed windows, picture rail, tiled floor, under unit lighting.

From entrance hallway door gives access to: Three bedrooms and bathroom.

Bedroom one

14'2 x 10'2 excluding wardrobe recess area

Having double glazed windows overlooking the Shelton Cricket Club grounds, two radiators, picture rail, recessed area comprising: Large built-in mirror fronted triple wardrobe.

From bedroom one door gives access to:

Ensuite shower room

Having tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, shaver point, ceramic tiled floor, heated towel rail, recessed spotlights and extractor fan to ceiling.

Bedroom two

10'6 excluding recess x 10'3

Having double glazed windows, radiator, picture rail.

Bedroom three

9'3 excluding recess x 6'9

Having double glazed window, radiator, picture rail.

Bathroom

Having a three piece modern suite comprising: Panel bath with wall mounted mixer shower and glazed folding shower screen to side, low flush WC, wash hand basin set to vanity unit, tiled floor, part tiled to walls, heated towel rail, extractor fan, recessed spotlights to ceiling.

Outside

There are a range of well maintained communal grounds, two allocated car parking spaces plus additional visitor parking.

Services

Mains water, electricity, drainage and gas 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

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 190 years

Ground rent approximately £283.00 per annum

Ground rent review date every 5 years with a price increase

TBC

Service charge £1080.87 per 6 months

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) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

