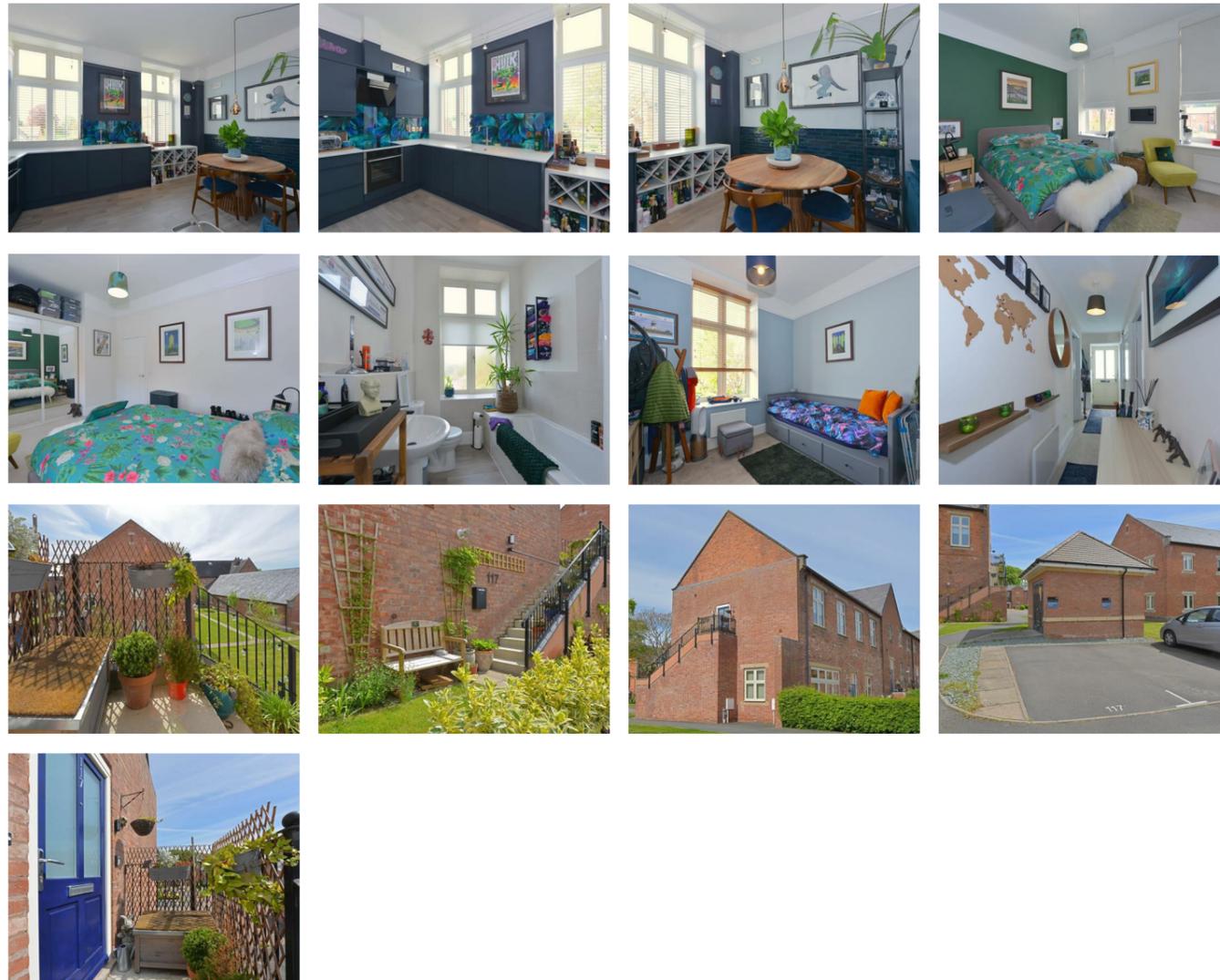


117 Leighton Park, Bicton Heath, Shrewsbury, Shropshire,
SY3 5FS

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £250,000

Viewing: strictly by appointment through the agent

Offering highly stylish living accommodation throughout. This is a luxurious, spacious and beautifully enhanced, two double bedroom Grade II listed first floor apartment. The property is situated on this prestige development which has been created by the re-development of historic buildings and parkland from the former Shelton Hospital by renowned local builders (Shropshire Homes). Nearby there is an excellent range of amenities including Co-op supermarket, local restaurant, take-away outlets, the Shrewsbury Hospital and the Oxon Park and Ride bus service. The historic town centre of Shrewsbury is approximately 2 miles away along with access readily accessible to the local bypass, which links up to the M54 motorway network. Viewing come highly recommended by the selling agent.

The accommodation briefly comprises, the following: Entrance hallway, impressive open plan lounge / re-fitted kitchen / diner complete with Quartz worktops, integrated appliances and high ceilings, two double bedrooms, modern bathroom, private external staircase with bijou seating area, allocated car parking space, ample visitor parking, electric heating, sealed unit double glazing, broadband fibre fitted. Viewing is essential

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having wall-mounted digital control electric heater, store cupboard, additional cupboard housing pressurised water system. Door from entrance hallway gives access to:

Impressive open plan lounge / kitchen diner 23'7 x 16'4

The lounge area

Comprises: Sealed unit double glazed windows with fitted shutters, television, Sky and telephone points, two wall-mounted digital control electric heaters, picture rail.

The kitchen diner area

Comprises: A range of re-fitted contemporary eye level and base units, fitted Quartz worktops with sink and mixer hot tap over, slide and hide Neff oven with four ring Neff induction hob with Neff cooker canopy over, integrated Hotpoint washing machine, custom made splash backs, sealed unit double glazed window with fitted shutters, vinyl floor covering (SPACE for upright fridge freezer). and bathroom.

Doors from entrance hallway give access to two double bedrooms.

Bedroom one

13'9 x 10'3

Having sealed unit double glazed windows. television aerial point, wall-mounted digital control electric heater, large fitted mirror fronted wardrobe.

Bedroom two

10'7 x 9'5

Having sealed unit double glazed window, wall-mounted digital control electric heater, picture rail.

Bathroom

Having a modern three piece suite comprising:

Panelled bath with mixer shower over, folding glazed shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, sealed unit double glazed window, shaver point, extractor fan and recessed spotlights to ceiling.

Outside

Paved steps lead to the front entrance of the property which provides compact pleasing seating area. Nearby there is one allocated car parking space in addition to 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 C

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

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 189 years
Ground rent £230.00 per annum
Ground rent review date and price increase TBC
Service charge £575,00 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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the

correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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		48	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor

