



The Doctors House, 30 Leighton Park, Bicton Heath,
Shrewsbury, Shropshire, SY3 5FT

www.hbshrop.co.uk



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Situated on this prestigious development, which has been created by the re-development of the historic buildings and parkland from the former Shelton Hospital, this is a spacious well presented and luxury two double bedroom first floor apartment situated within the former Doctors house. The apartment boasts contemporary interior with period high ceilings, along with having the added and unusual benefit of being leasehold with a share of the freehold. 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 2 miles away with access to the local bypass linking up to the M54 motorway being easily accessible. This property is being offered with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Impressive communal entrance hallway, communal first floor landing, reception hallway, modern open plan kitchen/diner/lounge with a range of built-in appliances, two double bedrooms with fitted wardrobes, modern shower room, sealed unit double glazing with fitted shutters, electric heating, allocated car parking space plus ample additional parking.

The accommodation in greater detail comprises:

Secure communal entrance gives access to an:

Impressive communal entrance hall

With stairs rising to:

First floor landing

Door gives access to:

Reception hallway

Having wood effect flooring, digital wall mounted electric heater, recessed spotlights to ceiling, large store cupboard housing pressurised water system and electricity consumer unit.

Door from reception hallway gives access to:

Open plan kitchen/diner/lounge

18'10 max x 16'2 max

The kitchen/diner area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, microwave combination oven, fridge freezer, slimline dishwasher and washer dryer, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, kitchen island with four ring electric hob with stainless steel cooker canopy over, concealed under unit lighting, wood effect flooring. The lounge area comprises: Digital wall mounted electric heater, concealed unit double glazed windows with custom fitted shutters offering a pleasing aspect towards neighbouring property's, bowling green and cricket pitch, feature high ceilings.

From reception hallway doors give access to: Two double bedrooms and modern shower room.

Bedroom one

13'6 x 8'4

Having sealed unit double glazed windows with custom fitted blinds, large fitted part mirror fronted wardrobes, storage area above, digital wall mounted heater, TV and Telephone points, wood effect flooring, feature high ceilings.

Bedroom two

12'1 x 8'2

Having sealed unit double glazed window with custom fitted shutters, built-in mirror fronted double wardrobe with storage cupboard above, wood effect flooring, digital wall mounted electric heater, feature high ceilings.

Modern shower room

Having large walk-in shower cubicle with wall mounted mixer shower and contemporary glazed shower screen, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, shaver point, extractor fan, recessed spotlights to ceiling, tiled floor.

Outside

There is one allocated car parking space plus 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 B

Tenure

We are advised that the property is LEASEHOLD WITH A SHARE OF THE FREEHOLD

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 988 years

Ground rent N/A

Ground rent review date and price increase N/A

Annual estate charge £428.00 per annum

Maintenance charge for building is £257.00 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

