



## Aspen Close

Measham

Asking Price £95,000





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## Tenure

Leasehold

159 years remaining on the lease.

Annual Service Charge: £1466.00

Peppercorn Ground Rent

## External & Approach:

Outside the property is a communal car park area with one allocated space and additional visitors parking spaces. There is an entrance door to the communal stair well and a security buzzer and entry system. The property is on the ground floor and entrance to the apartment is via a solid wooden white painted front door which leads into the hallway.

## Entrance Hallway

Once inside the property you are welcomed into a wide entrance hall with recently laid grey carpet with a matted doormat. You shall also find; a storage cupboard with slatted shelves, the electricity consumer unit, a wall mounted hand set for door entry system, one ceiling light fitting point and doors leading off to the; kitchen, lounge, bathroom and the two bedrooms.

## Lounge

3.93 x 3.42

There is a spacious lounge with an electric fire on a small marble hearth, a double glazed window, a telephone point, one TV aerial point, a modern programmable panel heater, new grey carpet to the flooring and one ceiling light fitting point.

## Kitchen

3.27 x 1.85

This recently installed kitchen has a range of fitted base and wall units finished in white with chrome bar handles. The roll-top work surfaces are a stylish grey with matching splashback. There is a stainless steel single drainer sink unit with a new chrome mixer tap, a free-standing white electric cooker with a stainless steel splashback, a double glazed window, an extractor fan, one ceiling light fitting point and a space for a free standing fridge and freezer.

## Bedroom One

2.57 x 3.33

A generous sized main bedroom, you will find a double fitted wardrobe with mirrored sliding doors and shelf and hanging rail. There is a double glazed window, one wall mounted electric heater, grey carpet to the flooring and one ceiling light fitting point.

## Bedroom Two

2.88 x 2.66

The second bedroom is a comfortable single bedroom. Also has a double fitted wardrobe with mirrored sliding doors and shelf and hanging rail. There is a double glazed window, one ceiling light fitting point and newly laid grey carpet to the flooring.

## Bathroom

1.86 x 2.25

The bathroom is fitted with a three piece suite finished in cream comprising; a bath with chrome handles and separate chrome hot and cold taps, wall-mounted modern electric shower, a pedestal sink with chrome taps and a low level WC and a chrome flush. There are ceramic wall tiles in a cream surrounding the bath, sink and WC areas. You will also find an extractor fan, towel radiator, one pendant light fitting and new wood effect flooring.

## Post Code For Sat Navs

DE12 7HP

## Local Authority & Council Tax Band

Band A

North West Leicestershire District Council

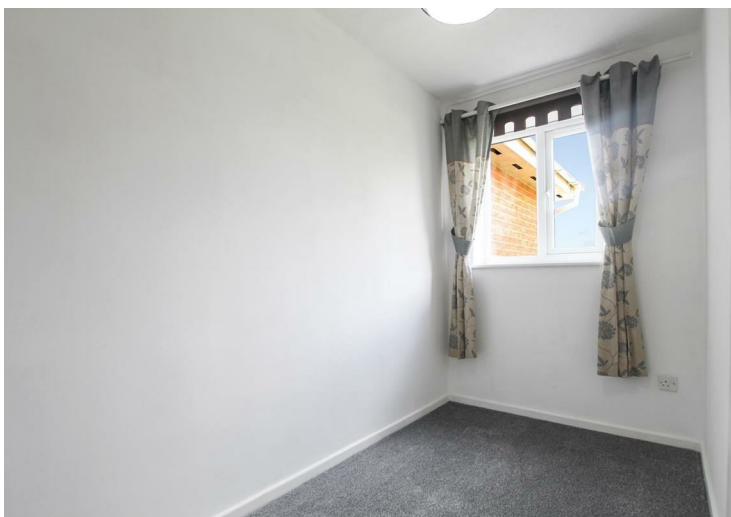
## Property To Sell?

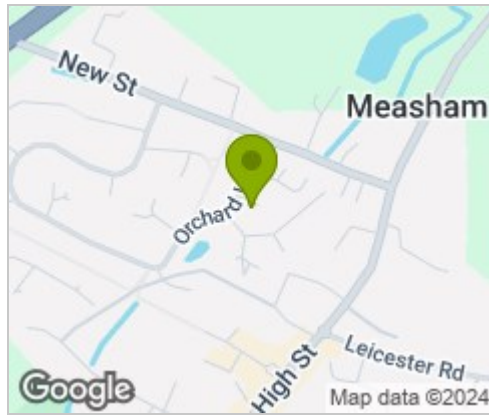
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

## Out Of Hours Contact Arrangements

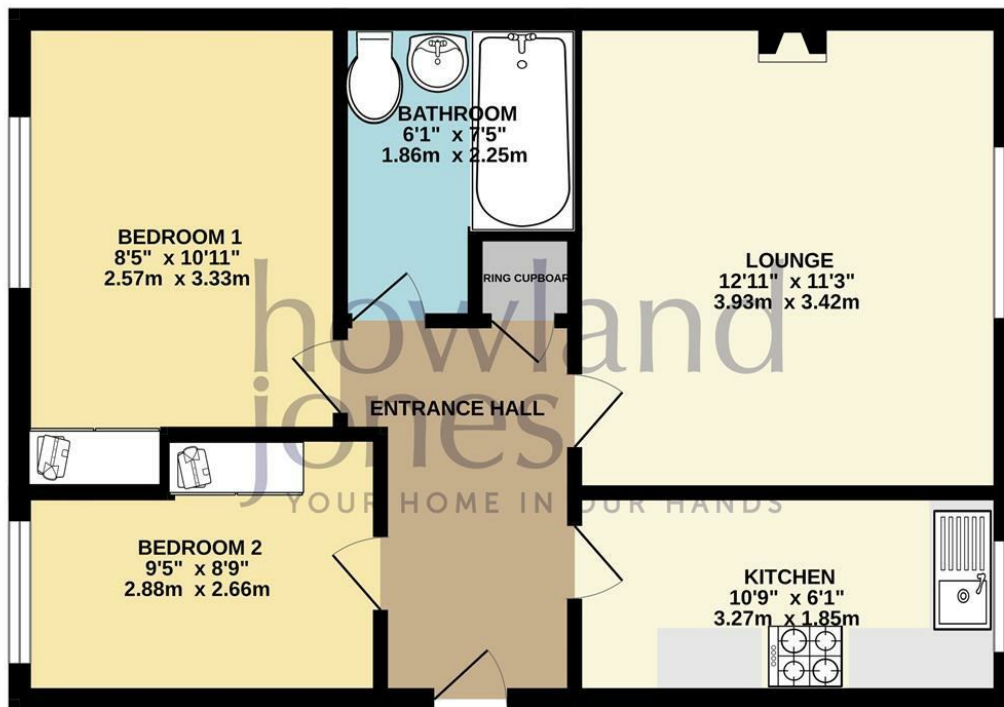
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**GROUND FLOOR**  
457 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA: 457 sq.ft. (42.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax band: A. Tenure: Leasehold**

**Viewing**

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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>	62	75
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Howland Jones Organisation Ltd,  
73-77 High Street, Measham,  
Swadlincote, Derbyshire DE12 7HZ.

01530 271313  
info@howlandjones.com  
www.howlandjones.com