



£140,000

1 Bedroom Flat for sale
Rescue Way, Ashby-de-la-Zouch



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SALES AND LETTINGS



Overview

Located close to local amenities and the Castle Grounds, this first-floor, one-bed flat is located a short walk from the centre of Ashby. It includes a dedicated parking space, a spacious living area and plenty of storage. Being a first-floor flat, it also has the bonus of added security.



Key Features

- Off-road parking
- Close to Town centre
- Plenty of storage
- First-floor flat (added security)
- Double bedroom
- Well-maintained communal areas





Located just off Tamworth Road, this first floor, one-bed flat is a short walk away from Ashby Town Centre, the Castle grounds and local amenities. It has its own private driveway and an allocated parking space, which is well maintained. Inside the block of flats is a well looked after communal entrance with a notice board and stairs leading up to the front door.

Upon entering the flat, there is a hallway with two cupboards, which offer great storage, along with an intercom system making the flat even more secure. From the hallway is a door that leads into the kitchen/living area which is a great space for living and entertaining. Included within the kitchen is a 1.5 bowl sink, integrated washer/dryer, oven with a gas hob and a generous amount of cupboards. The living room has a lovely fireplace as a feature and two windows to let in plenty of light.

The double bedroom has a huge amount of storage with two double wardrobes and a single cupboard, which currently houses the boiler, which provides the property with gas central heating. Similarly to the living space, the bedroom has two windows making it nice and bright. Next to the bedroom is the bathroom which includes a 3-piece suite with a shower over the bath.

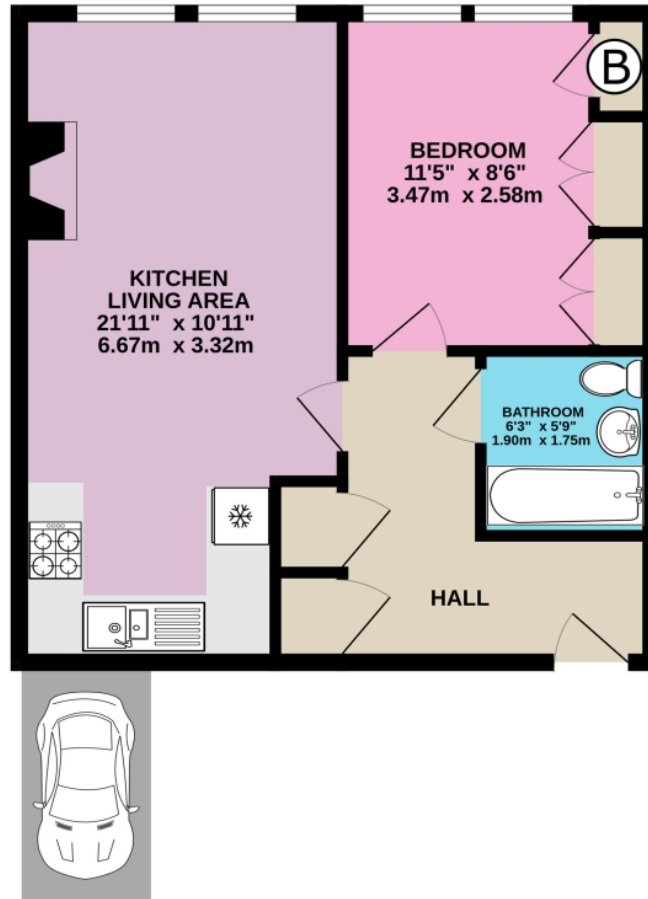


This property is leasehold with 105 years remaining on the current lease. There is an annual service charge of £1945.50 which includes accounting fees, cleaning communal areas, CoSec fees, electricity (repairs, safety inspection and usage in communal areas), filing fees, fire maintenance, garden maintenance, general repairs & maintenance, health & safety (fire risk & Asbestos), management fees, insurance (directors & Officers, legal expenses, buildings & valuation fee), out of hours emergency service, reserve fund, stationary, printing, postage, window cleaning and interest.

Additionally, there is an annual ground rent of £125 which is paid twice yearly with no recent annual increases.

Floorplans

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1-BED FIRST FLOOR FLAT

TOTAL FLOOR AREA : 459 sq.ft. (42.7 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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Floorplans

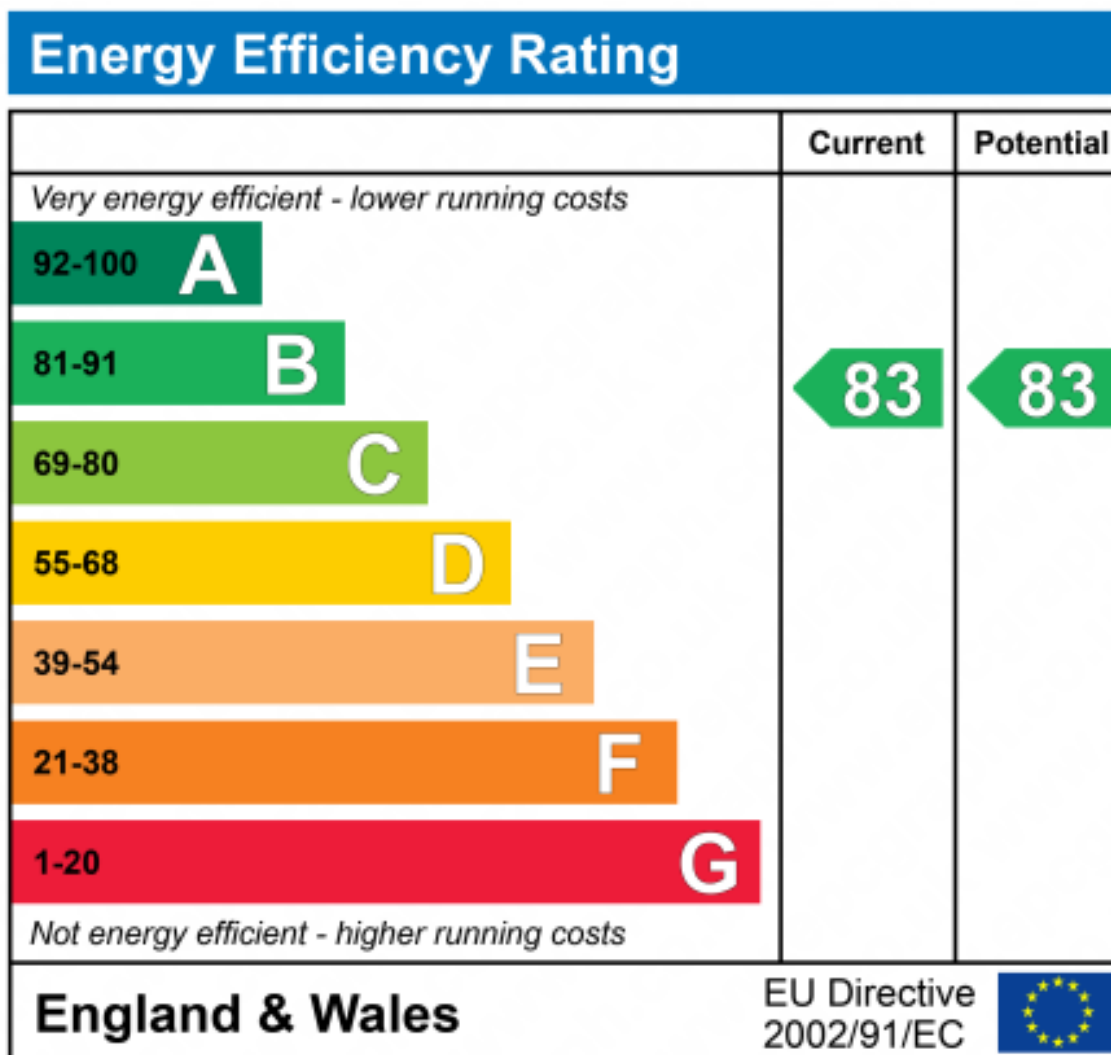
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