



36 Western Close

| LE65 2FB | Offers In The Region Of £140,000

ROYSTON  
& LUND



- Offers in the Region of £140,000
- Maintenance Charge £234.58 Per Month
- 2 Bedroom
- Walking distance to Ashby town centre
- Council Tax A
- 90% Shared Ownership
- Retirement property
- No Upward Chain
- EPC C
- Leashhold







Offers in the Region of £140,000 - Sold with No upward chain.

**\*\*90% Shared ownership\*\***

A two bedroom first floor over 55's apartment, situated in a quiet development that backs onto farmers fields. The property is within a short walk of Ashby de la Zouch Centre, where you can find a wealth of local amenities including shops, bars, restaurants and supermarkets.

The property briefly comprises an entrance hall with stairs and a stair lift leading to the first floor. The upper landing benefits from two built in storage cupboards and allows access into both bedrooms, lounge/dining area and the refitted shower room, comprising, shower, wc and wash hand basin. Leading from the lounge there is a fitted kitchen. At the the rear there is a communal garden for residents.

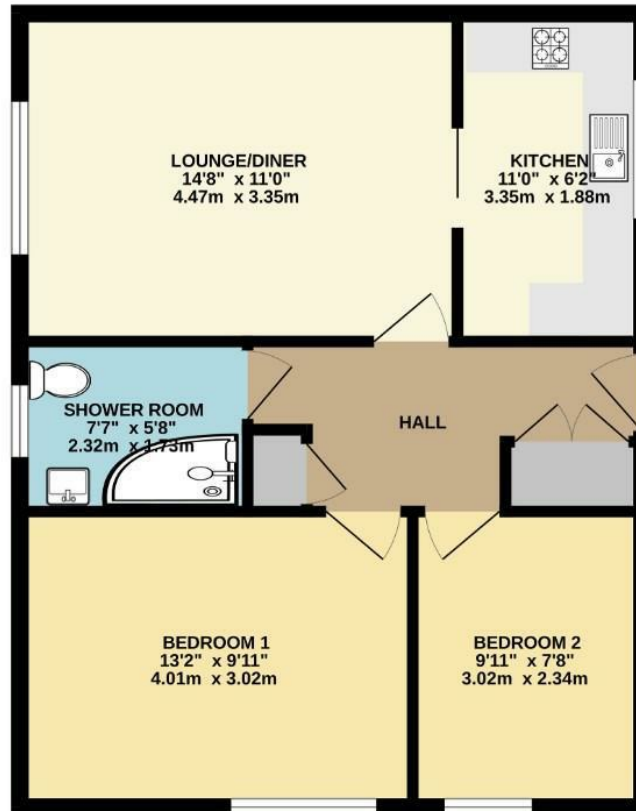
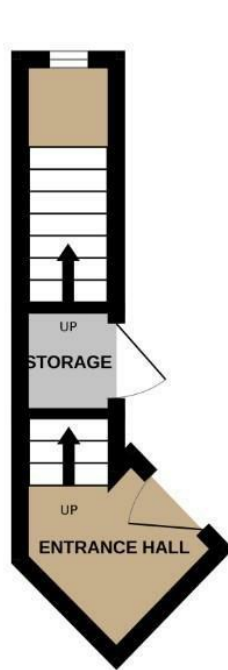
There is also a shared Laundry Room for all residents to use.

The home also benefits a site manager, personal support alert system which can be used 24/7 - for complete peace of mind.

Maintenance Charge - £234.58 Per Month including rent.

GROUND FLOOR  
72 sq.ft. (6.7 sq.m.) approx.

1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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