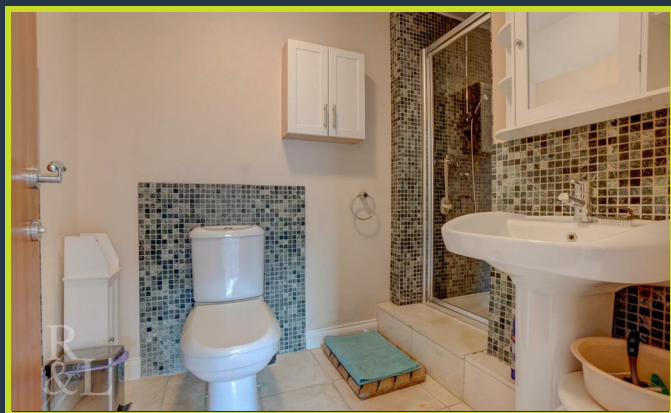




Apartment 4, Castlegate House Bath Street
| LE65 2FH | Offers In The Region Of £175,000

ROYSTON
& LUND

- Offers in the Region of £175,000 - Cash offers only
- Two Double Bedrooms
- Centre of Ashby
- Open Plan Living
- EPC Rating B
- First Floor Apartment (With Lift Access)
- No Upward Chain
- Allocated Parking Bay
- Leasehold - 999 Year Lease From 2003
- Council Tax Band B





ALL CASH OFFERS ARE TO BE REVIEWED -

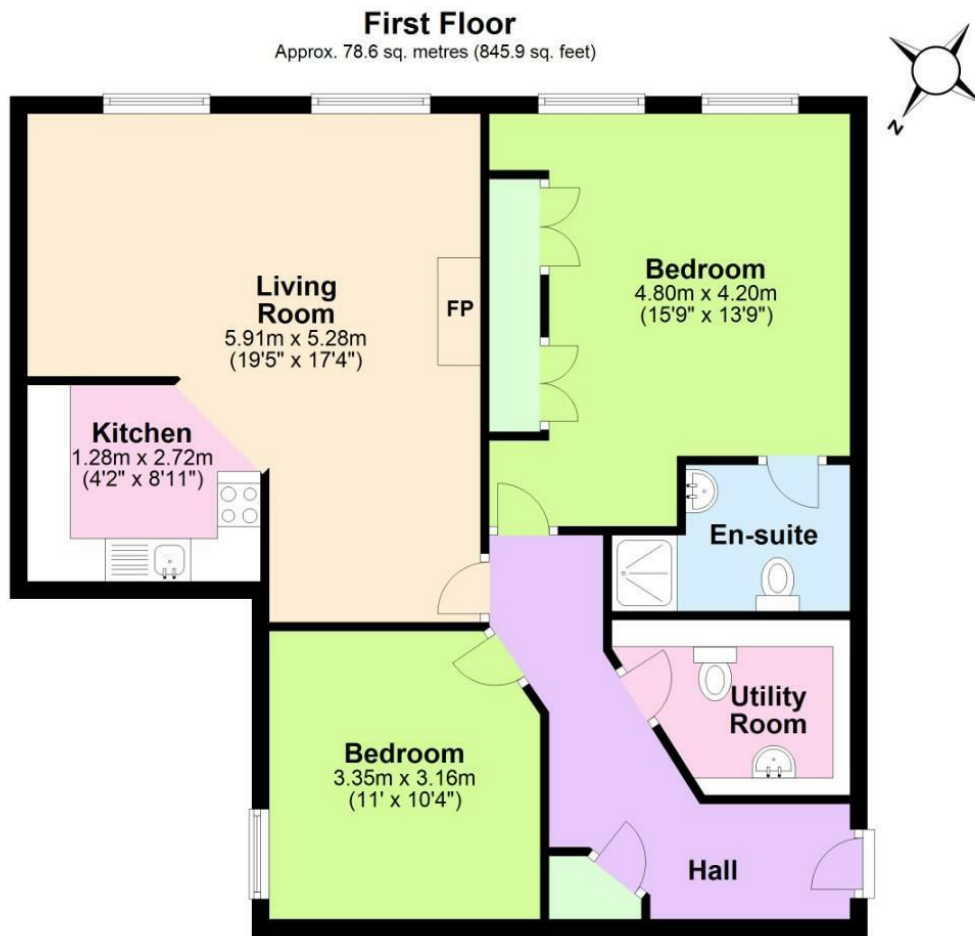
A two double bedroom first floor apartment right in the heart of Ashby de la Zouch. This property is suitable for cash buyers and has no upward chain and has an allocated parking bay within a gated complex. Castlegate House sits just off Market Street with a wide range of amenities including coffee shops, bars, supermarkets, independants shops and restaurants.

Entering into the hallway that benefits from a wall mounted intercom and built in storage, there is access to the living area, both bedrooms and a utility room. The open plan living area offers enough space for a lounge and dining area, as well as an opening into a fitted kitchen area that has an integrated oven, hob, extractor fan, fridge and a freezer.

The main bedroom has a large built in wardrobe and an en-suite shower room consisting of a shower, Wc and wash basin. The original bathroom has been turned into a utility room that has a WC and a wash basin.

Service charge approximately £1600 Per annum





Total area: approx. 78.6 sq. metres (845.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**