



HOWKINS &
HARRISON

66b The Callis,
Ashby de la Zouch, Leicestershire, LE65 2JF

Asking Price £140,000

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Tenure- Leasehold with 110 years remaining

Offered to market with no upward chain, this well presented apartment is ideal for both investors and first time buyers alike! Situated within just a short walk into Ashby town centre, the property benefits from convenient town centre living whilst still benefiting from the opportune transport links surrounding the local area. Comprising of a good sized living/dining/kitchen, two bedrooms, family bathroom and en suite shower room, there is ample internal living accommodation. Externally there is allocated parking to the rear.

Features

- No Upward chain
- Close to the town centre, excellent amenities and transport links
- Two bedrooms
- Allocated parking to the rear

Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midlands Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.

Accommodation Details

Accessed via the ground floor communal hallway a panelled door leads to the entrance hall with oak flooring. From the entrance hall access can be gained across all of the living accommodation, to the front elevation you will find bedroom two as well as a generous open plan living/kitchen/dining room. To the rear is the principal bedroom which is a comfortable double and has the added benefit of it's own en-suite shower room. Finally, the property also has a separate three piece family bathroom consisting of pedestal wash basin, dual-flush toilet, and single bath with shower over.

Outside

Externally the property offers off-road parking in the form of designated bays in addition to ample visitors spaces.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Energy Rating

C

Floorplan- Not to scale



Howkins & Harrison

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