



64 Springfields, School Lane Ashby de la Zouch, Leicestershire, LE65 2RW

HOWKINS &  
HARRISON

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Ashby de la Zouch,  
Leicestershire, LE65 2RW

Asking Price: £130,000

Conveniently located adjacent to Castle Medical Group, Health Centre and with local supermarket, chemist and Cafe all in easy distance, A purpose-built balconied third floor apartment designed and created for the over 55s. Offering a maintenance free lifestyle, 24 hour monitoring and having been cleverly designed to accommodate wheelchair and mobility aids. A well proportioned, one bedroom apartment available with no upward chain.

### Features

- Over 55s supported living
- One bedroom balcony department
- Lift access and communal gardens
- On-site parking and residence lounge
- 75% shared ownership
- Wheelchair and mobility aid friendly
- Close to Ashby town centre and amenities



## 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 Midland 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

From the communal landing, enter via a traditional entrance door with electronic locking system to the entrance hall which has a built-in storage cupboard. The open plan living kitchen enjoy's balcony views accessed via French doors. This room is light and spacious with an additional floor length window. The kitchen area is fitted with a range of units set in a horseshoe configuration including base cupboards and drawers; built in appliances and tiled splashback's, there is also a video entry phone system in this room. Elsewhere, the apartment has a large double bedroom with floor length window, and a generous, fully tiled contemporary wet room.

## Outside

Outside, there is a communal courtyard garden with seating and parking arranged on a first come first served basis.

## Agents Note

Included within the development and available to all the daily management team with 24 hour night time cover via private intercom ; communal lounge; visitors suite and mobility scooter/electric parking.

**Tenure-** leasehold with 98 Years remaining

## Service/Management Charges

We are advised that the current service charge per calendar month is £727.05 to include these services:- warden control, heating, lighting, personal and wellbeing charge.

## 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

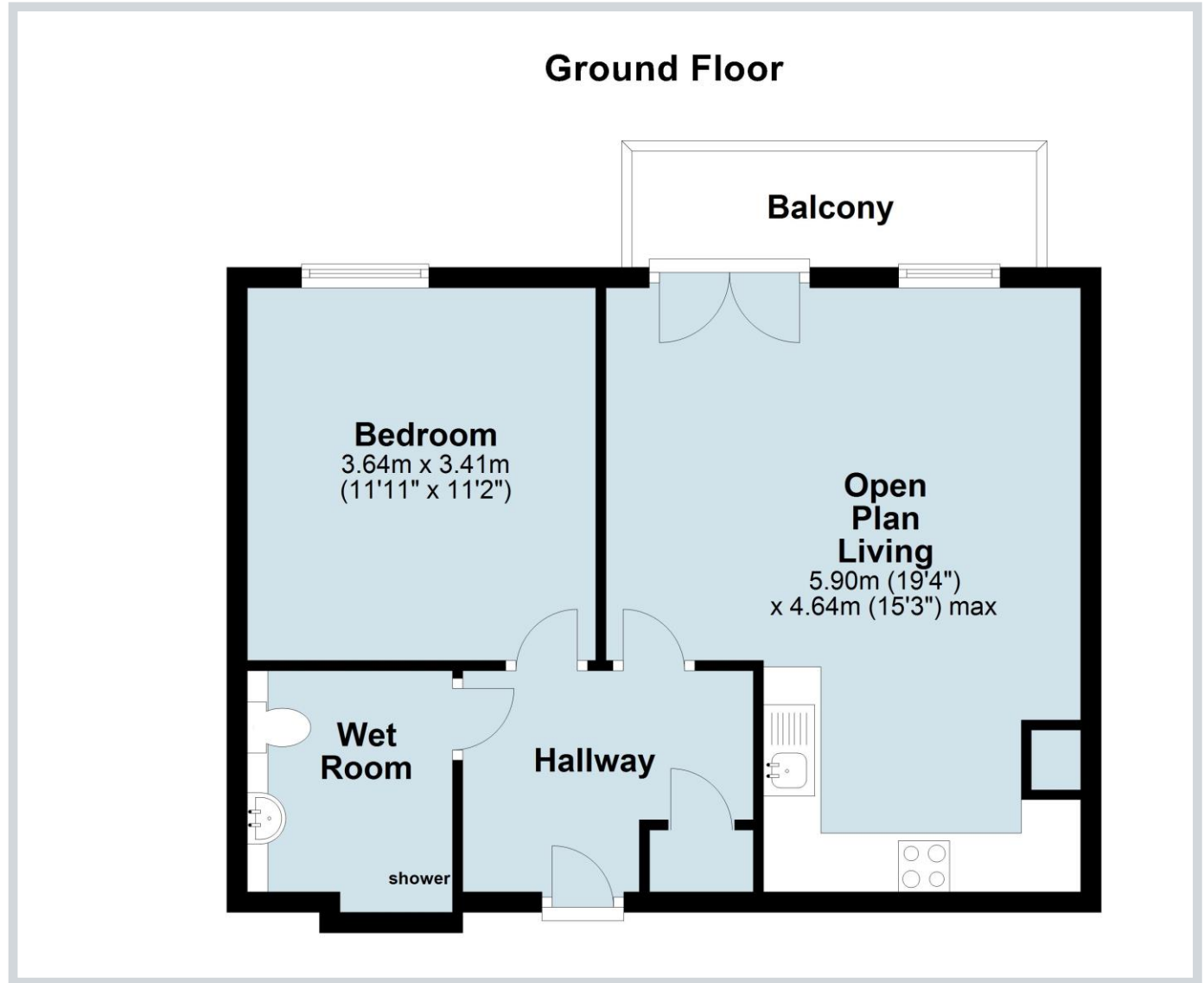
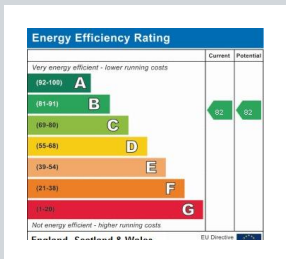
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - 01530 454545

## Council Tax

Band -B



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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