



## **19 Warwick Way, Ashby-De-La-Zouch, Leicestershire, LE65 1YZ**

**Guide Price £235,000**

Tucked away within the heart of Ashby town and situated on the popular William Davis over 55's development. A two bedroom bungalow offered to market with no upward chain and ready to move into. Briefly comprising comprising:- a reception lounge, fitted kitchen, two bedrooms and a sizeable shower room. The property is deceptively spacious and must be seen to be truly appreciated. Outside there is off road parking and access to the communal gardens.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## 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 high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.

## ACCOMMODATION DETAILS

A pathway from the front leads to the entrance porch which in turns gives access into the one level living accommodation. Overlooking the front elevation is a sizeable reception lounge with feature fireplace and a well presented fitted kitchen that benefits from a range of floor and wall mounted kitchen units with an additional pantry store. A door to the rear of the living area leads to an inner hall and to the rear offering views of the communal gardens are both bedrooms. The principal bedroom has built in wardrobe storage, and to complete there is a three piece shower room.

## OUTSIDE

In addition to the communal gardens and grounds the property has designated block brick parking for at least one vehicles and a rear patio.

## TENURE

The property is Leasehold with 73 years remaining

## COMMUNITY SPACE

Throughout the property there are pull cords linked to a monitoring service. The development also enjoys the added benefit of two meeting lounges, function room and a monthly activity program alongside the 24 hour on-site warden control manager's accommodation. Communal gardens and grounds are maintained as part of the service charge agreement, together with annual servicing of the gas fired central heating boiler and buildings insurance. Please enquire about the current service charge.

## MANAGEMENT CHARGES

Please make enquiries with the Ashby office, Tel:01530-410930 Option 1 for the latest charges in connection with this warden controlled property.

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - B

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel: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.

## Floorplan

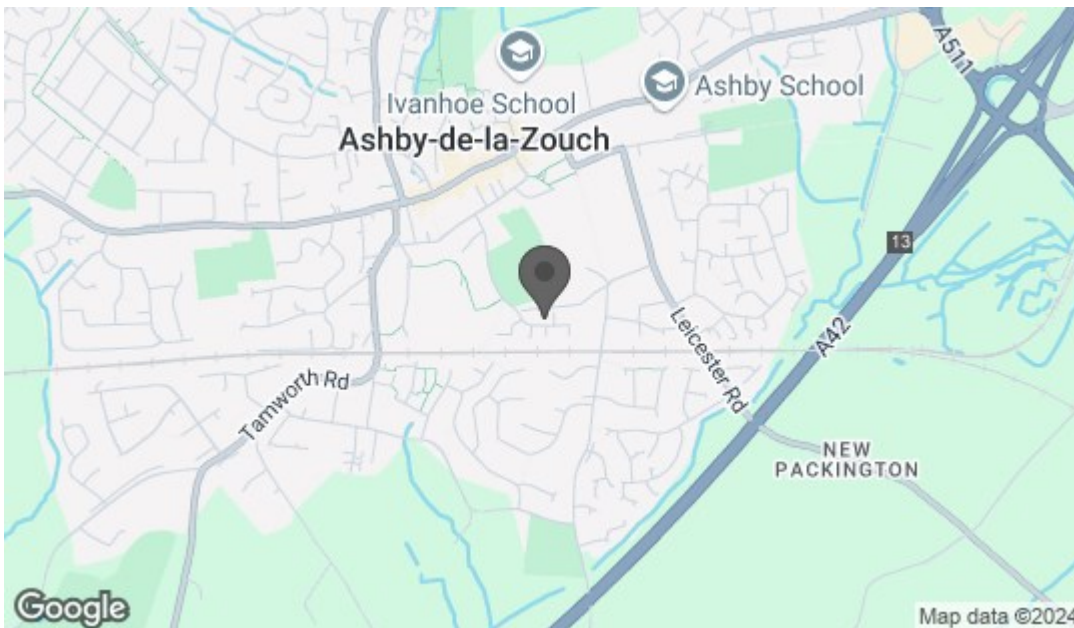
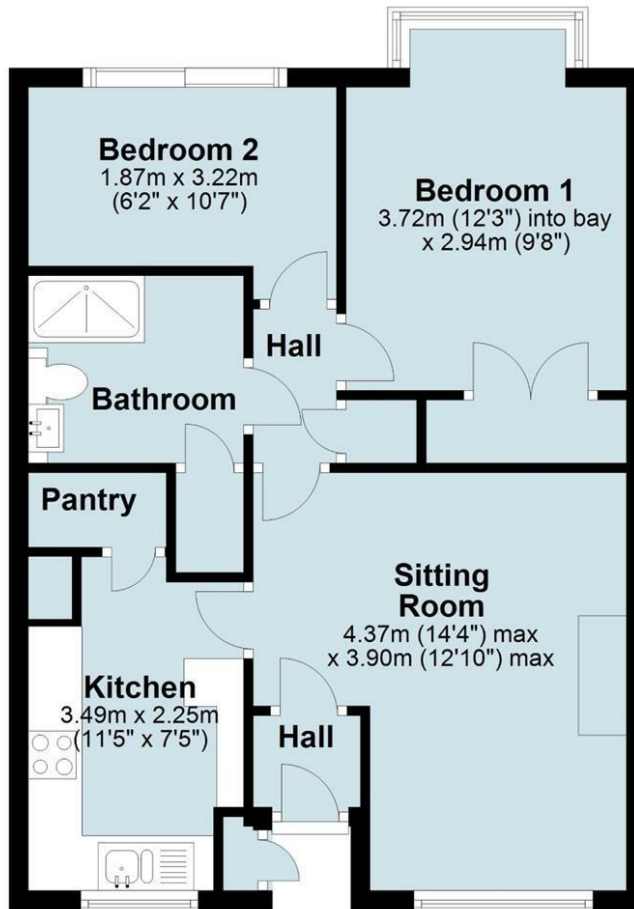
Howkins & Harrison prepare these plans for reference only. They are not to scale.

## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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