



19 Warwick Way, Ashby de la Zouch, Leicestershire, LE65 1WY

HOWKINS &
HARRISON

19 Warwick Way,
Ashby de la Zouch,
Leicestershire, LE65 1WY

Asking 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.

Features

- Popular over 55's development
- Ideal for Ashby town centre amenities
- Good sized reception lounge
- Accessible shower room
- Two bedrooms
- Off road parking and communal gardens
- Close to Ashby town centre and amenities
- Communal gardens and facilities
- 24Hr management



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.

The property is located conveniently for the development community hall, post box and with communal gardens and grounds.

Prior Park itself is a thriving community with monthly activities both on and off the site, organised by the wardens.



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.

Agents Note

Throughout the property there are pull cords linked to a monitoring service. The development also enjoys the added benefit of two meeting lounges and 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.

Tenure – Leasehold – Service Charges apply, please enquire for further details

Viewing Arrangements

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

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

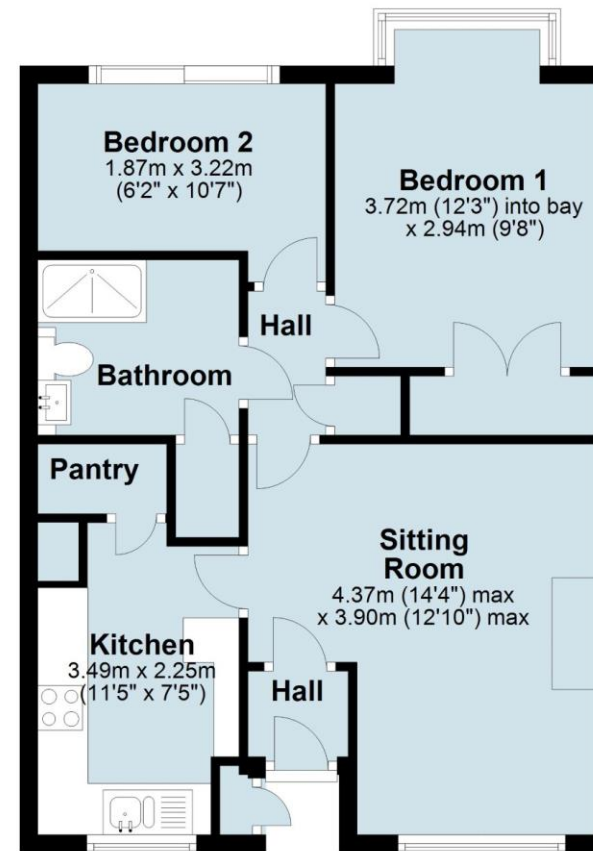
North West Leicestershire District Council - 01530 454545

Council Tax

Band – B

Energy Rating - TBC

Ground Floor



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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