



24 Western Close, Ashby de la Zouch, Leicestershire, LE65 2FB

HOWKINS &
HARRISON

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Ashby de la Zouch,
Leicestershire, LE65 2FB

Asking Price: £95,000 (50% share)

Ideally located within walking distance of Ashby-de-la-Zouch town centre. A purpose built two bedroom ground floor apartment on this over 55's select development. Offered to market with no upward chain at 50% equity share. The accommodation briefly comprises, hallway with storage cupboards, a good sized reception lounge, fitted kitchen, two sizeable bedrooms and a three piece bathroom.

Externally you will find communal gardens, a well maintained patio garden, visitor parking and communal laundry house. On site manager for extra security to residents.

Features

- Purpose built ground floor apartment
- Select over 55's Development
- Good sized reception lounge
- Two bedrooms
- Off road parking
- Offered to market with no upward chain
- 50% equity share
- Walking distance to Ashby town centre



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. Within walking distance is the Castle and grounds, churches, tearooms, churches, dentists and hairdressers and Hood Park Leisure Centre with indoor and outdoor pool. A completely new GP practice is just a short journey away. Ashby holds a regular 'Farmer's Market', Antique market at the local leisure centre and celebrates events within the High Street and Bath Grounds.



Accommodation Details

From the front elevation the property leads directly into the entrance hallway with access to a bin store and two storage cupboard. Off to the left doors lead to two good sized bedrooms both enjoying views over the communal flower beds. The principal bedroom is a sizeable double room with built in wardrobes, both bedrooms are then serviced by a three piece family bathroom. Off to the right is the main living area with feature fireplace, window to the front elevation and sliding door to leading into the fitted kitchen. With a lovely view over the local park and benefiting from a range of floor and wall mounted units, ample work surface areas with tiled splashbacks, built in oven, hob and extractor hood with space and plumbing for an automatic washing machine.

Outside

Externally there is off road parking to the front in the form of a large, communal hardstanding whilst to the rear you can find a well maintained patio garden. There's also a communal laundry room housing washing machines and tumble dryers together with sink unit and storage.

There is additional parking for residents and carers and the property is surrounded by maintained communal gardens and patio area. Within a very short walking distance residents can enjoy views of grazing sheep and horses in nearby fields and the property is ideally situated for countryside walks.

Agents Note - We are advised that there is an on site manager to provide extra security with a call system.

Tenure: Leasehold – please ask for further details

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 - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - A

**HOWKINS &
HARRISON**

AWAITING EPC

Howkins & Harrison

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Floor Plan

Approx. 55.7 sq. metres (599.3 sq. feet)



Total area: approx. 55.7 sq. metres (599.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

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.