



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

HOWKINS &
HARRISON

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This beautifully presented, self contained, two bedroom ground floor apartment can be found within this popular over 55's development and really must be seen to be appreciated. Offering 669sqft of accommodation comprising, a spacious entrance hall with store cupboard, an open plan 24ft lounge/dining/kitchen, a generous double bedroom and a versatile second bedroom. To complete is a modern wet room.

The development is conveniently located having a medical centre, Co-op convenience store and café all within a short walk away.

Features

- Spacious, self contained apartment
- 75% shared ownership
- 24 hour care response/monitoring
- Over 55's supported living
- Lift access and communal gardens
- On-site parking and residents lounge
- Communal garden and seating
- Close to Ashby town centre and amenities
- Tenure- Leasehold with 121 years remaining



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.



Accommodation Details

The communal landing leads to a traditional entrance door with electronic locking system, from here you will find a spacious entrance hall with a built-in storage cupboard. To the rear is an open plan living kitchen that benefits from a set of French doors that open out into the communal courtyard. The kitchen area is fitted with a range of floor and wall mounted units including built in appliances and drawers. Elsewhere, the apartment has two good sized bedrooms 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 is the daily management team with 24 hour night time cover, a residents lounge hosting daily activities and social gatherings; hair dressing salon, on-site bistro and a visitors suite alongside mobility scooter/electric parking.

Offering a maintenance free lifestyle with 24 hour monitoring/care response via a private intercom, offering peace of mind that someone is always there, a safety key fob entry and video door system, all cleverly designed to accommodate wheelchair and mobility aids.

Service/Management Charges

We are advised that the current service charge per calendar month is £707.00 to include these services:- warden control, heating, lighting, personal and wellbeing charge.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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

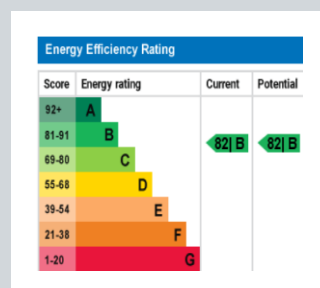
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council – Tel:01530-454545

Council Tax

Band -B



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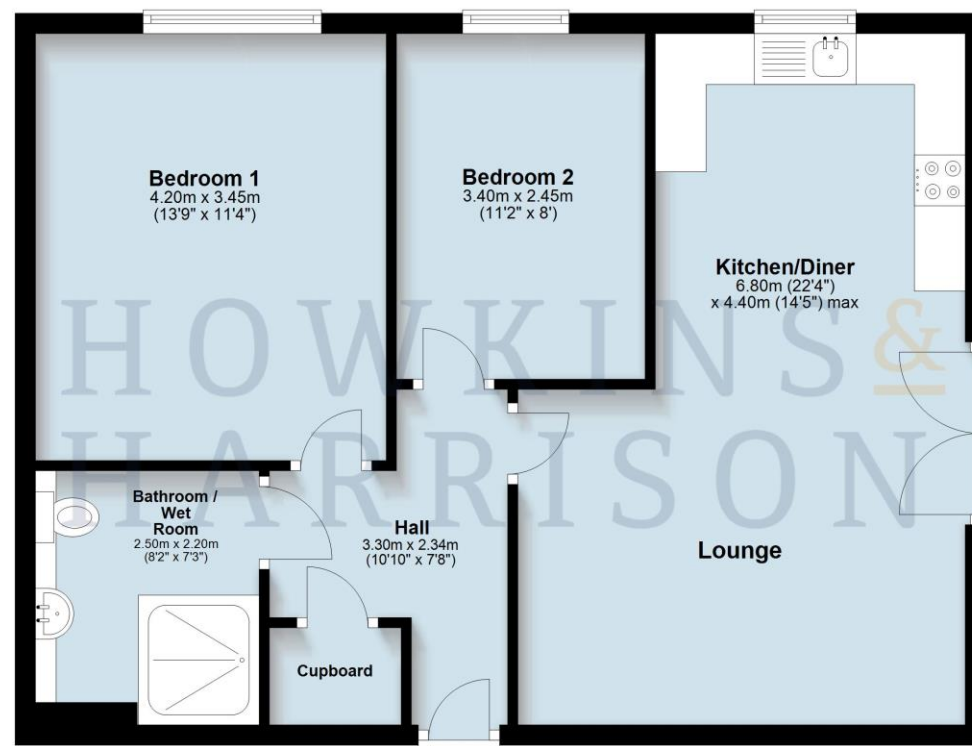
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Floor Plan

Approx. 62.2 sq. metres (669.0 sq. feet)



Total area: approx. 62.2 sq. metres (669.0 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.