



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

HOWKINS &  
HARRISON



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

Guide Price: £230,000

Set on the popular Prior Park Development and occupying an enviable private plot, this two bedroom over 55's bungalow is ready to move into and offered to market with no upward chain. The property itself is located at the head of Warwick Way and comprises a generous reception lounge, breakfast kitchen, two bedrooms and a large fitted shower room.

Externally there is access to the communal gardens and off road parking in the form of a shared parking apron to the rear.

### Features

- Walking distance to Ashby town centre
- Private corner plot
- Generous living room with patio doors
- Two bedrooms and shower room
- Warden controlled, over 55's development
- Offered with no upward chain
- Views over the communal gardens
- Communal areas



## 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.

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



## Accommodation Details – Ground Floor

A canopied entrance porch leads to the main front door which in turn opens into the entrance hallway. Doors lead off giving access across all of the one level living accommodation. To the left and right are bedrooms one and two with the principal bedroom having the added benefit of a large in built wardrobe. Continuing further down the corridor the property opens into a generous living room with feature fireplace and sliding patio doors to the rear elevation offering views and access into the communal gardens. In addition there is also a fitted breakfast kitchen with adjoining pantry/utility cupboard and a three piece shower room.

## Outside

Outside there are privately maintained gardens to the front and rear of the property, a paved patio area and in addition to the communal gardens and grounds alongside designated block brick parking.

## Communal 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.

**Tenure** – Leasehold with 99 years remaining

**Management and charges** – Please enquire for current charges



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

## 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 - C

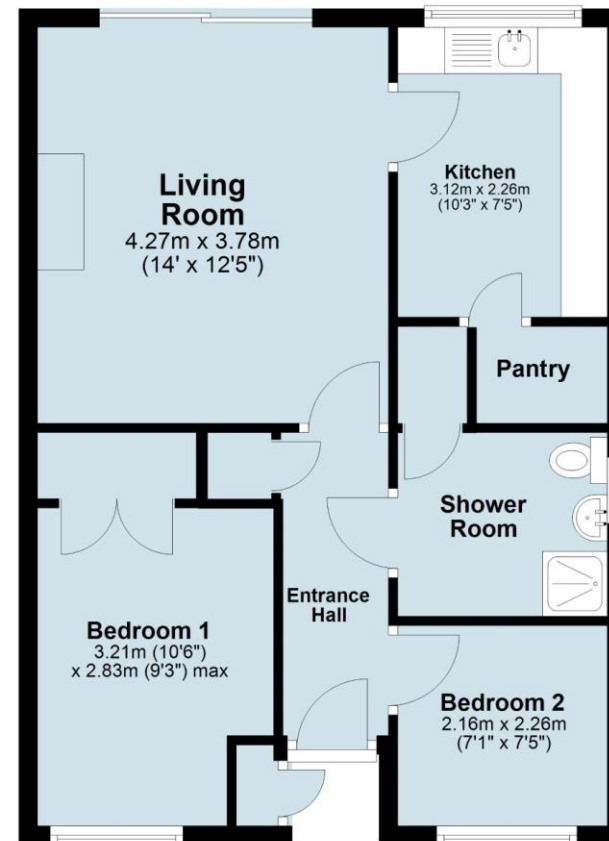
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

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## Ground Floor



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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