



HOWKINS &
HARRISON

**Flat 4, 110 Smisby Road,
Ashby de la Zouch, Leicestershire, LE65 2JN**

Guide Price £130,000

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Tenure-

Leasehold with 985 years remaining
Ground Rent - £100.00 per annum

Located within just a short walk of Ashby town centre and amenities, an ideal investment opportunity or first time ownership. This two bedroom second floor apartment is offered to market without any upward chain and ready to move into. With accommodation arranged all on one level the property benefits from a large living/dining room, two double bedrooms, a fitted breakfast kitchen and four piece bathroom.

Features

- Offered with no upward chain
- Ideal investment opportunity
- Two double bedrooms
- Walking distance to Ashby town centre
- Allocated parking to the rear
- Perfectly situated for commuters

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 Midlands 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.

Accommodation Details

Accessed from Smisby Road a shared entrance provides access to the apartment via a communal hallway. A staircase rises up to apartment 4, several doorways lead off a central hallway allowing access across all of the one level accommodation including a generously sized living/dining room, fitted kitchen that benefits from a range of both floor and wall mounted units as well as free standing space for white goods, two good sized double bedrooms and a modern four piece bathroom.

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.

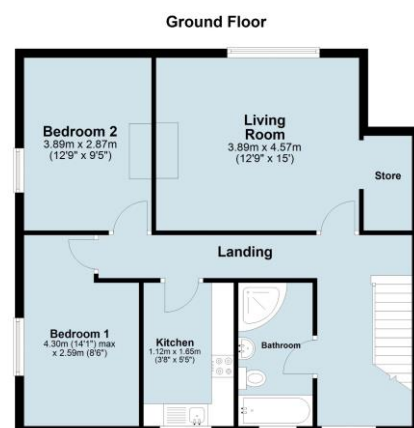
Local Authority

North West Leicestershire District Council - 01530 454545

Energy Rating

C

Floorplan- Not to scale



Howkins & Harrison

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

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

Twitter HowkinsLLP

Instagram HowkinsLLP

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