



17, Springfields, School Lane, Ashby-De-La-Zouch, Leicestershire, LE65 2RW

HOWKINS &
HARRISON

17, Springfields, School Lane,
Ashby-De-La-Zouch,
Leicestershire, LE65 2RW

Guide Price: £115,000 (75% share)

Completed to a high specification in 2021, an immaculately presented, self contained, one bedroom apartment located on the first floor of this popular over 55's development.

Offering 552sqft of accommodation in brief comprising:- a spacious entrance hall with large store cupboard, an open plan living/dining/kitchen with balcony off, a generous size double bedroom and modern shower room. The development is conveniently located having a medical centre, Co-op convenience store and café all within a short walk away.

Viewing is highly recommended to fully appreciate the location and quality of this apartment. 75% shared ownership.



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 Midlands conurbations beyond and Nottingham East Midlands 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/dining/ kitchen that benefits from its own private balcony offering views of the communal gardens and can be accessed via a set of French doors. The kitchen area is fitted with a range of floor and wall mounted units including built in appliances and drawers. Elsewhere, the apartment has a large double bedroom with floor length window, 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.

Tenure & Possession

The apartment is Leasehold with 121 years remaining.

Additional Notes

Included within the development and available to all the daily management team with 24 hour nighttime cover via private intercom ; communal lounge; visitors suite and mobility scooter/electric parking.

Offering a maintenance free lifestyle, 24 hour monitoring and having been cleverly designed to accommodate wheelchair and mobility aids.

Service & Management Charges

Service charges are charged per calendar month and include these services:- warden control, heating, lighting, personal charge and wellbeing charge.

Service charge - £541.31 from 1st April 2025

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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. Please make specific enquires to our Ashby office

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band – Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

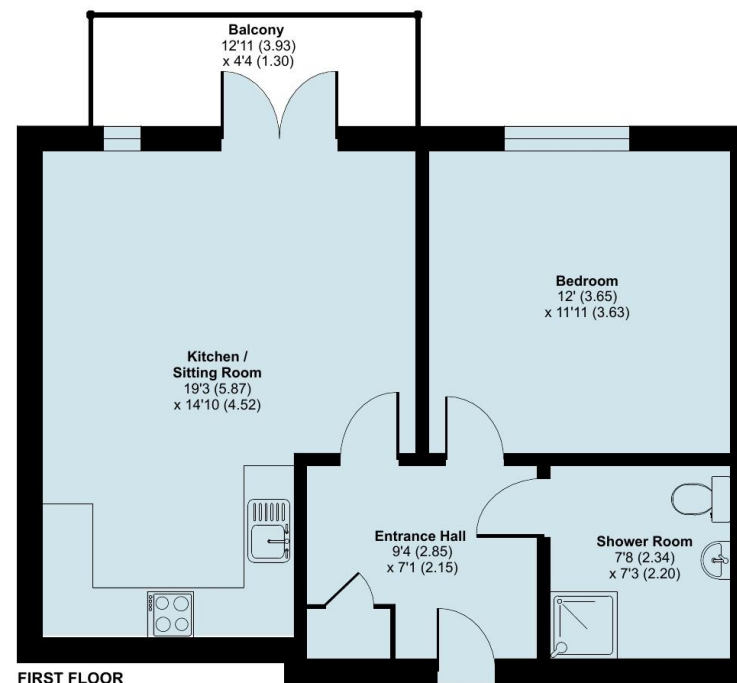
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Approximate Area = 542 sq ft / 50.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1327801

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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