



4 Kenilworth Terrace, Elford Street, Ashby de la Zouch, LE65 1HH

**HOWKINS &
HARRISON**
INCORPORATING ANDREW JOHNSON

4 Kenilworth Terrace,
Elford Street, Ashby de la Zouch,
LE65 1HH

Asking Price: £150,000

A two bedroom first floor apartment with the added benefit of garage and patio garden. Tucked away yet convenient for the town centre and excellent local amenities. Features.

Viewing without delay to avoid disappointment.

- Offered with no upward chain
- First floor town centre apartment
- Private courtyard setting with garage
- Dining kitchen
- Separate sitting room
- Two bedrooms
- Bathroom and separate WC
- ideal for local amenities and facilities
- Communal gardens



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 East Midland Airport at Castle Donnington.

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

From the courtyard garden, a panelled entrance door leads to the entrance lobby with staircase rising to the first floor landing. Overlooking the rear elevation is the sitting room with fireplace and recessed display niche, whilst running from both the front to the rear elevations is the dual aspect kitchen/dining area which is fitted with a range of units in an 'L' shape configuration with work surfaces areas over. There is a modern central heating boiler and a bank of built in storage. The dining area overlooks the front elevation with a pleasant view to the open gardens and Ashby town centre. The main bedroom is a generous size also overlooking the front

communal gardens whilst the second bedroom overlooks the rear and courtyard. Finally there is a separate two piece bathroom and WC.

Outside

Within the garaging block, the property has the benefit of a single garage and easy to maintain landscaped patio gardens with inset floral bed.

Tenure

Leasehold, 999 year term with peppercorn rent

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

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

Council Tax

Band - A

**HOWKINS &
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AWAITING EPC

Howkins & Harrison

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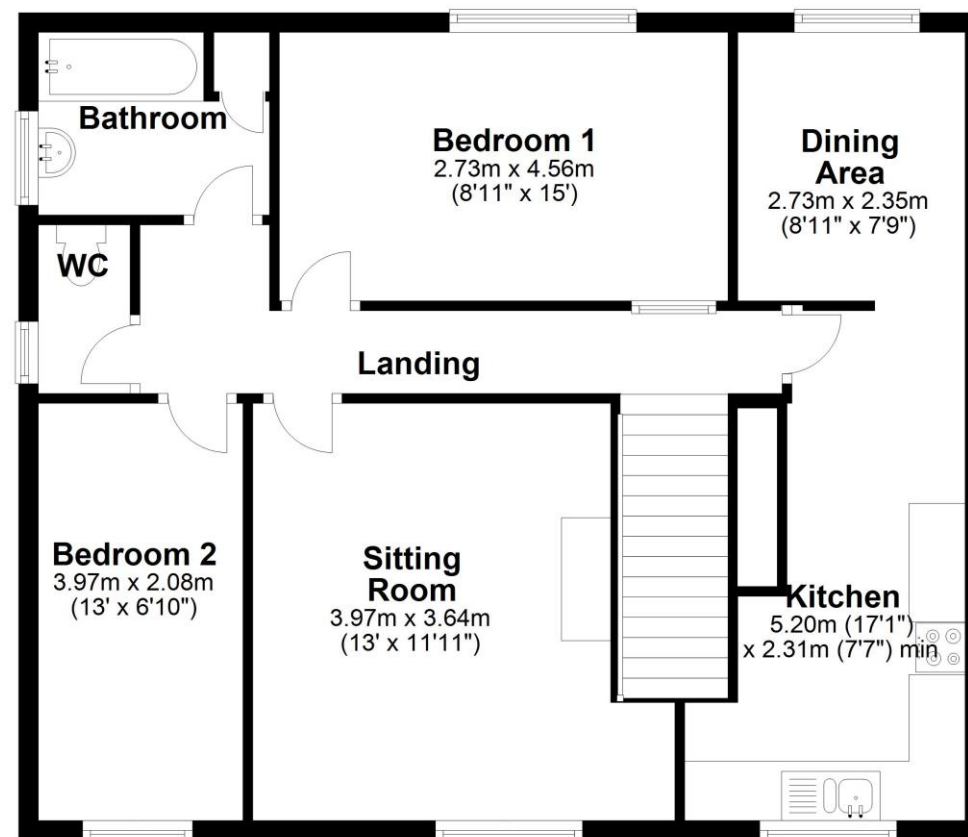
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First Floor



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.