



jordan fishwick

APT 4 ASHWORTH HOUSE STATION ROAD
MARBLE CLIFFS, LEICESTER
£139,950

APT 4 ASHWORTH HOUSE STATION ROAD HADFIELD GLOSSOP SK13 1AR

Hidden away within the heart of Hadfield, one of a block of only four modern purpose built apartments, this one located on the first floor and well presented with electric heating and pvc double glazing. The spacious living space includes a communal hallway with entry phone system, private hallway, living room, fitted kitchen with integrated appliances, a double bedroom and a modern shower room. Allocated parking and shared gardens. Energy Rating D

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights and bear right at the roundabout onto Woolley Bridge Road. Follow the road to the end and bear right at the roundabout into Hadfield along Station Road. Turn left opposite Boots into the car park and bear left towards Ashworth House.

GROUND FLOOR

Communal Entrance Hall

Main entrance and stairs leading to:

FIRST FLOOR

Private Hallway

Front door, access to loft space, electric heater and doors leading off to:

Living Room

17'1" x 15'6"

Pvc double glazed rear window, two electric heaters, storage cupboards and opening through to:

Kitchen

7'10" x 7'9"

A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, ceramic hob and filter hood, wall cupboards, integrated fridge freezer, pvc double glazed rear window.

Bedroom

13'8" x 10'2"

Pvc double glazed front window and electric heater.

Shower Room

Shower cubicle, pedestal wash hand basin with mixer tap, close coupled wc, shaver point, electric heater and pvc double glazed front window.

OUTSIDE

Car Parking Space & Shared Gardens

Service Charge

Details available on request.

Our ref Cms/cms/0223/24



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, ceiling and any other items are approximate and responsibility is taken for any error contained in the document. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown are not to be taken as a guarantee and are not necessarily to scale. Made with Metron 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	