



# Sinclair

The Ashby, Apartment 2, Coleorton Hall Constable Way, Coleorton,  
Leicestershire, LE67 8FZ

£199,950

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Ground Floor Apartment
- 20'0" x 19'3" Lounge
- Gated Entrance
- Council Tax Band\*: E
- Two Bedrooms
- Dining Kitchen
- Off Road Parking & Garage
- Price: £199,950

## Overview

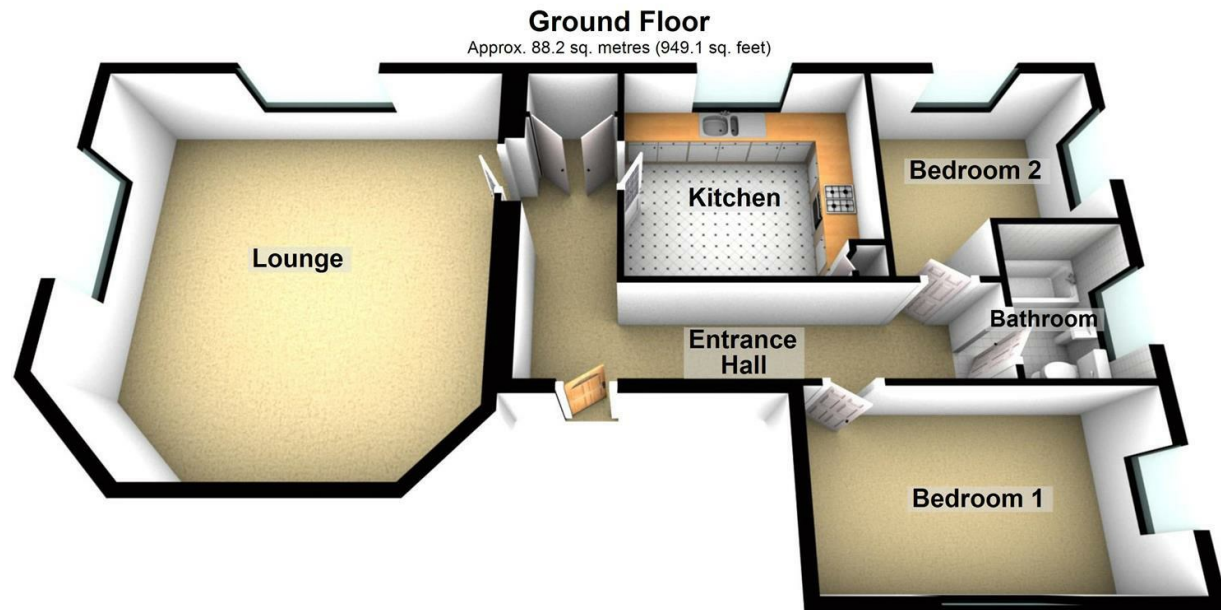
**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** The Ashby represents a luxuriously appointed ground floor apartment contained within this period country home having direct access to privately managed 19th-century 'picturesque' style gardens of approximately 50 acres, beautiful woodland and parkland views to be enjoyed daily. Offering a lifestyle retreat, the property is accessed to the side of Coleorton Hall, which is just moments away from your allocated parking. Private steps to the communal entrance hall with electronic key access. This immaculate property comprises of an 'L' shaped entrance hall, a staggering 20"0 x 19"3 lounge with high ceilings, a quality fitted breakfast kitchen, two bedrooms and bathroom with shower. Every room is complimented by the original tall sash windows allowing ample natural light throughout the apartment. Outside is a separate single garage approached via a rear archway and allocated parking. Viewing is highly recommended. EPC RATING D.

## Location\*\*

Situated in the stunning fifty five acre Coleorton Hall grounds on the outskirts of the village of Coleorton which has a post office, shop, parish church, primary school and public houses with eating facilities. It is centrally placed for Coalville, Ashby-de-la-Zouch, Loughborough, the A/M42 and M1 motorways, the Nottingham East Midlands and Birmingham International Airports and the cities of Leicester, Derby, Nottingham and Birmingham as well as the beauty spots of the Charnwood Forest and National Forest areas together with the Sence Valley Forest Park.



**\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.**



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## Detailed Accommodation

### ACCOMMODATION

#### Entrance Hall

Entered via a solid timber front door and comprising dado rails, coving, radiator and double airing cupboard housing the hot water cylinder.

#### Lounge

20'0" x 19'3" (6.10m x 5.87m)

Benefiting from a dual aspect with timber frame single glazed multi pane windows to both rear and side, two radiators, dado railing and coving.

#### Fitted Kitchen/Diner

11'9" x 10'" (3.58m x 3.05m)

Inclusive of a modern range of wall and base units with polished granite work surfaces a double sink and drainer unit with mixer taps and Travertine style tiled splashbacks, four ring electric hob with extraction hood over, ceramic tiled flooring and a timber framed single glazed multi pane sash window to the rear and having radiator. Also benefiting from a double electric microwave oven and grill, integral fridge/freezer and dishwasher with extractor fan benefiting from under cabinet lighting.

#### Bedroom One

8'5" x 15'0" (2.57m x 4.57m)

Enjoying a timber framed single glazed multi pane sash window to both front and side with dado railing, coving and radiator.

#### Bedroom Two

8'0" x 10'6" (2.44m x 3.20m)

Benefiting from a dual aspect with two timber framed multi pane sash windows to front and side with coving, dado railing and radiator.

#### Bathroom

7'4" x 5'7" (2.24m x 1.70m)

This three piece white suite comprises low level push button WC, pedestal wash hand basin with mixer taps, panel bath with a splash screen and thermostatic mixer shower with Victorian style fittings, ceramic tiled flooring, tiled walls and extractor fan. Also benefiting from a heated towel rail and a timber framed single glazed multi pane sash window to the side.

#### Garage

8'2 x 16'9 (2.49m x 5.11m)

Having an up and over front door and comprising a concrete floor.

#### Note to purchasers

Lease length - We are advised that the lease started at 125 years as of 01/04/2004. There are thus 104 years remaining.

Service Charges & Ground rent - Currently the service charge is £7244.10 per annum and the ground rent is £289.40 per annum totalling £7533.50 per annum.

The annual service charge includes buildings insurance.



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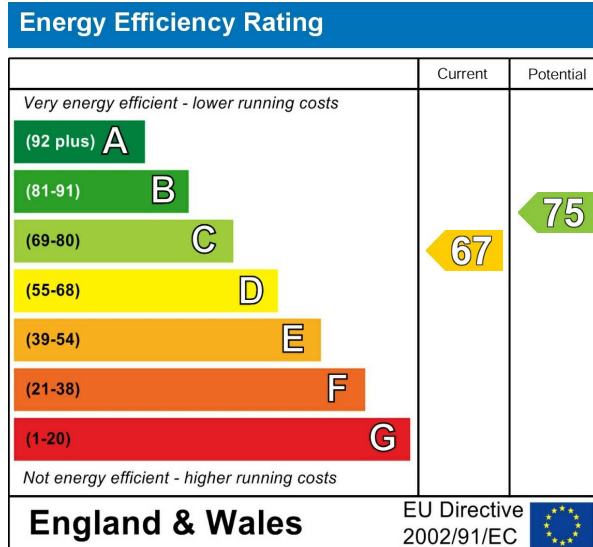


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

#### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

#### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

#### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### Tenure

We are advised by the vendor(s) that the premises are Leasehold

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