



Rescue Way,
Ashby-De-La-Zouch, LE65 1UR
Chain Free £159,950



***360 VIRTUAL TOUR* * SPACIOUS FIRST FLOOR APARTMENT - TOWN CENTRE LOCATION *** A stylish and contemporary two-bedroomed executive-style first floor apartment in this popular development close to the town centre. Benefiting from UPVC double glazing and gas central heating. Comprising: entrance door with security entry system, entrance hall, good-sized lounge, kitchen, master bedroom with en-suite shower, a generous second bedroom and a bathroom. Externally, there is allocated parking for two cars. The property is offered to the market with no upward chain! Viewing essential.

ASHBY - The Location

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Loft access hatch, a door opening to cloak cupboard with hanging rail shelving above and a central heating radiator. Intercom system, thermostat with doors leading off to the lounge, fitted kitchen, bathroom and two good sized bedrooms

LOUNGE

13'1"×11'10" (4.01×3.62)



A feature electric fireplace with a pebble grate, a marble hearth with matching inset and timber surround. TV/satellite/telephone points, central heating radiator, a coved ceiling and a Upvc double glazed window to the front.

FITTED KITCHEN

9'4"×7'1" (2.85×2.17)



Fitted with a range of wall mounted units with matching base and draw units contrasting roll edged worktops with a inset 1 1/2 bowl sink with matching drainer and mixer tap over a four ring Hotpoint gas burner with oven/grill below and extractor fan over. Integrated Hotpoint fridge and washing machine, a cupboard neatly concealing the wall mounted boiler, tiled splashbacks, a central heating radiator and a UPVC double glaze window to the front elevation.

BEDROOM ONE

14'2"×9'7" (4.32×2.93)



A good size double bedroom with a fitted wardrobe with hanging rail and shelving, a TV and telephone point, a central heating radiator and a Juliet balcony with UPVC double glazed French doors overlooking the rear. A door leading to the

EN-SUITE SHOWER ROOM

8'10"×3'10" (2.71×1.17)



A three-piece suite comprising: a pedestal mounted hand wash basin with mixer tap, a dual flush toilet and a double shower cubicle glazed shower screen, a mains fed hydro max shower. Tiled splashbacks, an extractor fan, a central heating radiator and an opaque UPVC double glazed window to the rear

Returning to the entrance hallway doors leading to the

BEDROOM TWO

9'1"×8'10" (2.78×2.70)



Fitted storage with hanging rail and shelving, a TV point and telephone point, central heating radiator and a UPVC double glaze window to the rear elevation

BATHROOM

9'4"×5'4" (2.85×1.64)



A generous three-piece bathroom with a panelled bath with mixer tap and hydro max mains fed shower over, a glazed shower screen, pedestal mounted hand wash basin and a dual flush toilet. Fully tiled splashbacks, central heating radiator, an extractor fan and an opaque UPVC double glaze window to the front.

OUTSIDE

OFF-ROAD PARKING

Allocated parking to the rear for two cars

LEASEHOLD

Leasehold:- 109 years remaining

Ground Rent:- £125 per annum

Service fee:- £1753 per annum which includes the building insurance

COUNCIL TAX BAND:

The property is believed to be in council tax band:

PLEASE NOTE:

SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. **MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

HOW TO GET THERE

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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