



Astley Way, Ashby-De-La-Zouch

 2  1  1

£140,000



Key Features

- Modern Two Bedroom First-Floor Apartment
- Sold With No Upward Chain
- Open-Plan Living/Dining Area and Contemporary Kitchen
- Two Spacious Double Bedrooms, Primary with Fitted Storage
- Modern Three Piece Bathroom
- Great First Time Buy or Investment
- EPC rating U
- Leasehold





Welcome to Astley Way, Ashby-de-la-Zouch - an appealing opportunity for first-time buyers or savvy investors. This modern, first-floor apartment boasts a generous open-plan living and dining area enriched with dual aspect windows and multiple Juliette balconies, welcoming abundant natural light. The contemporary kitchen features light cabinets, sleek black countertops, and a convenient electric cooker, ready to serve all your culinary needs.

Two spacious double bedrooms await, with the primary offering fitted storage. The sleek bathroom includes a panelled bathtub with shower overhead, accentuated by stylish tiled splashbacks. An additional storage area cleverly accommodates the hot water cylinder, doubling as an efficient cloaks cupboard and drying space.

Conveniently positioned, enjoy the ease of access to local amenities, transport links, and major motorways. The property is chain-free, offering you a seamless transition into your new home. With allocated parking and visitor spaces, plus a nearby children's park, this apartment truly provides it all. Don't miss out on this exceptional opportunity—contact our Ashby team today for a viewing.

Ashby-de-la-Zouch is a charming market town in Northwest Leicestershire known for its rich history and vibrant community. Nestled in the heart of the National Forest, the area combines stunning natural beauty with all the amenities of a bustling town. Buyers will appreciate the blend of historical architecture with modern conveniences, making Ashby-de-la-Zouch an ideal place for those seeking culture alongside practicality. With landmarks such as Ashby Castle and the fascinating Ashby Museum, culture enthusiasts will find plenty to explore.

The transport links from Ashby-de-la-Zouch are excellent, ensuring easy connectivity for commuters and travellers alike. The location is strategically situated with close access to major motorway networks including the M1 and A42, making it a breeze to reach nearby cities like Leicester, Nottingham, and Birmingham. The East Midlands Airport is also a short drive away for those who travel frequently, offering domestic and international flights.

Shopping and dining options are plentiful, with a variety of high street shops and supermarkets conveniently located just a stone's throw from Astley Way. The town centre boasts a selection of eateries and pubs that cater to all tastes, from quaint tea rooms to contemporary dining experiences. The traditional market held every Thursday and the monthly Farmers' Market provide locals with fresh produce and artisanal goods, contributing to the town's friendly and welcoming atmosphere.

Outdoor enthusiasts will enjoy the extensive range of recreational activities available in and around Ashby-de-la-Zouch. The surrounding landscape, part of the National Forest, offers excellent walking and cycling paths, ideal for those who love the great outdoors. Additionally, there are several parks and leisure facilities, including golf courses and sports centres, ensuring an active lifestyle is easily maintained.

In terms of education, the area prides itself on its good range of schooling options. Families will find an array of reputable primary and secondary schools in the vicinity, ensuring quality education for children. This factor, combined with the town's safe and peaceful environment, makes Ashby-

de-la-Zouch an appealing choice for families looking to lay down roots in a community-focused setting.

ACCOMMODATION

ENTRANCE HALLWAY 3.74m x 1.84m (12'4" x 6'0")

OPEN PLAN LIVING KITCHEN 6.56m x 3.24m (21'6" x 10'7")

BEDROOM ONE 3.65m x 3.18m (12'0" x 10'5")

BEDROOM TWO 3.45m x 1.99m (11'4" x 6'6")

BATHROOM 2.15m x 1.84m (7'1" x 6'0")

LEASEHOLD:-

105 year lease in place with a monthly management fee of:- £300.00 per year and ground rent:- £840.00 per year.

COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

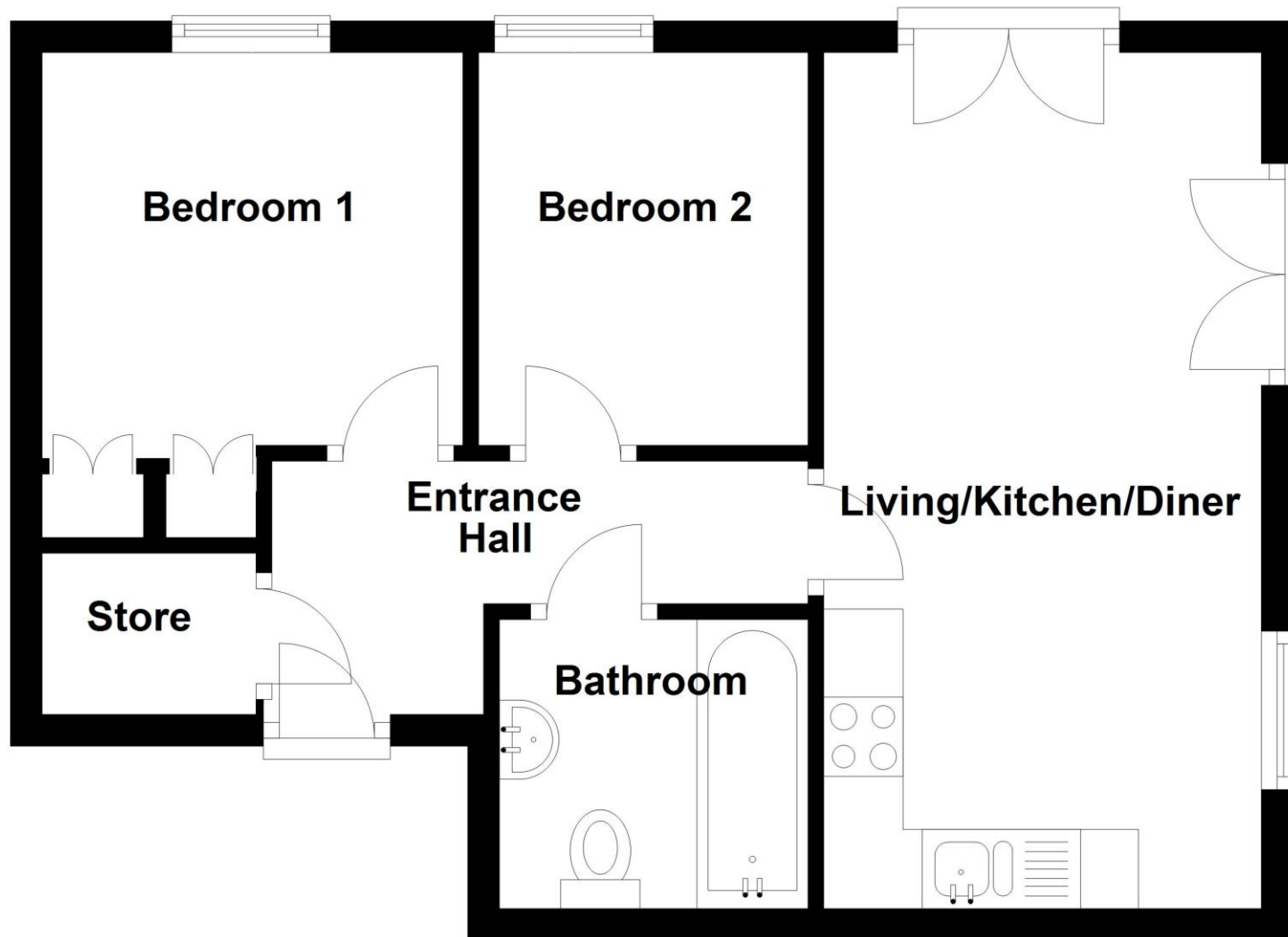
HOW TO GET THERE:-

Postcode for sat navs: LE65 1LY

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		