



School Lane , Ashby-De-La-Zouch



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£130,000



Key Features

- One Bedroomed Balcony Apartment
- Over 55's Supported Living
- South Facing
- On Site Restaurant, Hair Salon And More
- Guest Suites Available
- On Site Parking
- EPC rating U
- Leasehold





Welcome to this stunning second floor one bedroom apartment, located in the desirable Ashby-de-la-Zouch area. This leasehold property is perfect for over 55's residents, offering a high-level finish and well-appointed decoration throughout.

Step inside and you'll immediately notice the modern standard and indoor-outdoor flow that this apartment offers. The open plan living area features a contemporary kitchen fitted with a range of modern cabinets and modern appliances. The living area is well-appointed and includes a dining space.

The bedroom is spacious and boasts a feature window, providing an abundance of natural light. The adjacent contemporary three-piece wet room adds a touch of luxury to this already impressive apartment.

Step out onto the balcony and enjoy the south-facing views, or meet with other residents in the Walkden lounge. The complex also offers a Bistro restaurant, hair salon, and a residential outdoor terrace with seating available. Additionally, there are guest suites available for when friends and family come to visit.

Conveniently located, this apartment is in close proximity to Castle Medical Surgery, The Olive Branch serving breakfast and lunch daily, and the Co-op supermarket shop. Plus, with 24-hour emergency assistance available, you'll have peace of mind knowing help is always at hand.

Don't miss out on the opportunity to call this apartment home. Contact our Ashby team today to secure your private viewing. Ashby De La Zouch is ideally situated for all that this popular town has to offer. The house is within easy reach of a range of local amenities, including supermarkets, shops, leisure centre which offers both swimming lessons and gym facilities. For those seeking outdoor pursuits, there are many parks and green spaces in the area as well as the nearby National Forest, walks and trails. The property also benefits from excellent transport links with easy access to the M1 motorway and mainline train stations including East Midlands Parkway, making it ideal for commuters. The area is also home to some fantastic attractions such as Ashby Castle, Staunton Harold Hall and Calke Abbey. There are plenty of outdoor activities to enjoy including: - golf courses, walking trails, cycling routes and fishing lakes. Why not take advantage of the local pubs and restaurants in the area; you can find everything from traditional British cuisine to international flavours here! Ashby De La Zouch is also home to several schools; from nurseries to sixth form colleges, there's something for everyone!

ACCOMMODATION

ENTRANCE HALLWAY 2m x 1.46m (6'7" x 4'10")

LOUNGE/DINER AREA 4.59m x 3.6m (15'1" x 11'10")

STYLISH FITTED KITCHEN 3.07m x 2.25m (10'1" x 7'5")

DOUBLE BEDROOM 3.55m x 3.32m (11'7" x 10'11")

WET ROOM 2.35m x 2.19m (7'8" x 7'2")

LEASEHOLD & SERVICE CHARGE

75% ownership 25% East Midlands Housing Association. Leasehold with approximately 97 years remaining. Service charge per calendar month is £805.31 to include these services:- warden control, heating, lighting, personal charge and wellbeing charge.

COUNCIL TAX BAND:-

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

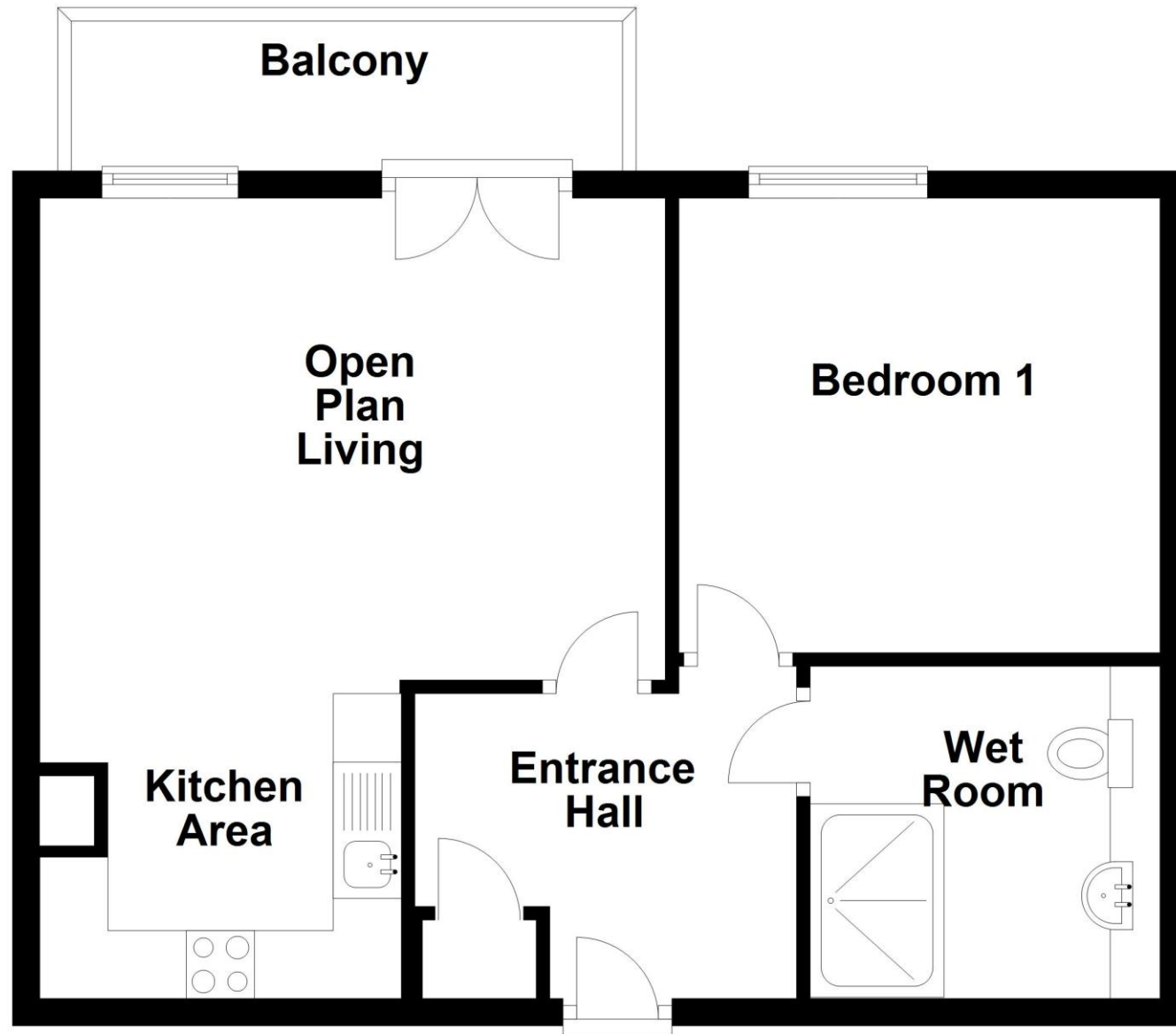
HOW TO GET THERE:-

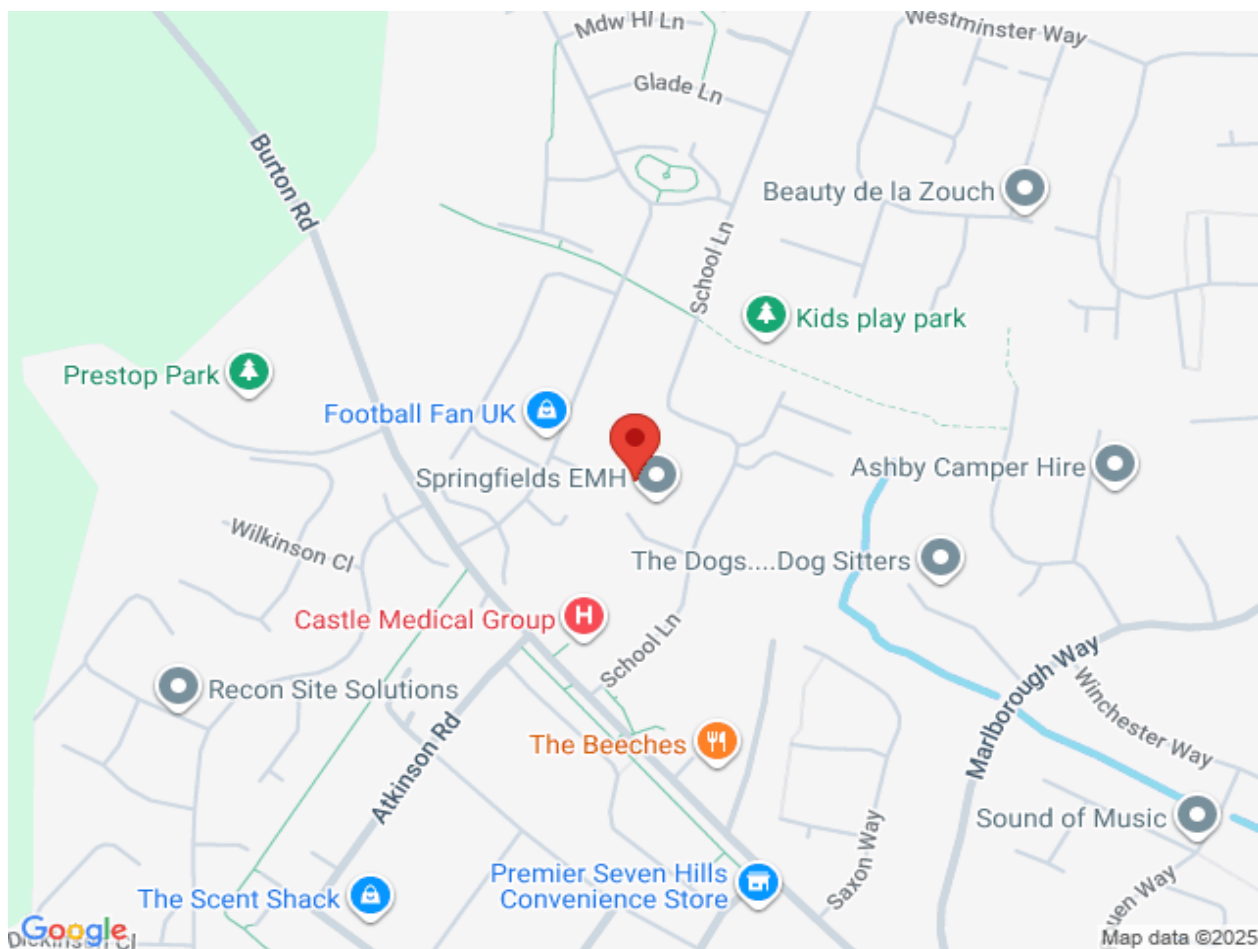
Postcode for sat navs: LE65 2RW

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		