



Western Close, Ashby



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£72,000



Key Features

- Over 55's Retirement Complex
- Two Bedroom Ground Floor Maisonette
- Warden Controlled
- 50% Shared Ownership Scheme
- Lounge/Diner
- Fitted Kitchen
- EPC rating U
- Leasehold





Welcome to your new haven in the heart of Ashby-de-la-Zouch. This delightful two bedroom ground floor maisonette, offers over 55's a quiet warden controlled development. Own a 50% share within this desirable development.

Step into the fitted kitchen, featuring timber finished cabinets, countertops with space and plumbing for all your appliances along with the abundant natural light with a window overlooking the street. Adjacent to the kitchen, the cosy lounge/diner offers ample space to relax and entertain guests alike.

Retreat to the master bedroom, boasting cream walls and ample space for built-in wardrobes, with a further second bedroom perfect for guests.



Unwind in the three piece bathroom comprising a panelled bath, pedestal mounted hand wash basin and a dual flush toilet ensures convenience.

Enjoy alfresco dining on the shared landscaped patio area, along with views over the gardens adorned with vibrant plants. The lush green surroundings provide a tranquil backdrop for relaxation.

This charming over 55's development is surrounded by beautiful gardens, adding to the allure of this picturesque property. With proximity to local amenities and schools, and a peaceful suburban setting, this home is a true gem.

The monthly maintenance fee includes the laundry facilities, buildings insurance, garden maintenance and rent (top up from the 50% ownership).

Don't miss the opportunity to make this enchanting home your new home. Contact our Ashby team today to schedule a viewing!



ACCOMMODATION

ENTRANCE HALLWAY 3.98m x 1.75m (13'1" x 5'8")

LOUNGE/DINER 4.47m x 3.35m (14'8" x 11'0")

KITCHEN 3.36m x 1.9m (11'0" x 6'2")

BEDROOM ONE 4.08m x 3.01m (13'5" x 9'11")

BEDROOM TWO 3m x 2.28m (9'10" x 7'6")

BATHROOM 2.37m x 1.78m (7'10" x 5'10")

LEASEHOLD:-

The lease is valid for 99 years from April 1996

MAINTENANCE CHARGES:-

50% ownership with a monthly rental of £254.14 and service charge £150.15 which covers rent, garden maintenance, laundry facilities and buildings insurance. The site also benefits from warden control Monday to Friday and 24hr lifeline intercom service.

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: LE65 2FB

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



