



Smisby Road,

Ashby-De-La-Zouch, Leicestershire, LE65 2JN

£125,000



NO UPWARD CHAIN! *A GROUND-FLOOR WELL-APPOINTED APARTMENT - Are you looking to live in close proximity to a town centre or investment property? This one could be for you! enjoying off road parking and well-presented good-sized accommodation briefly comprising: an entrance hallway, fitted kitchen, stylish bathroom, spacious lounge, a double bedroom and a cellar. Outside there are communal gardens and off road parking to the rear which is accessed via a shared drive. The apartment also benefits from double glazed windows and gas central heating. Viewing of this property is highly recommended.

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

With a built-in storage cupboard, a radiator, smoke detector and doors to the kitchen, lounge, bedroom and cellar.

FITTED KITCHEN

11'3" x 9'8" (3.44 x 2.95)

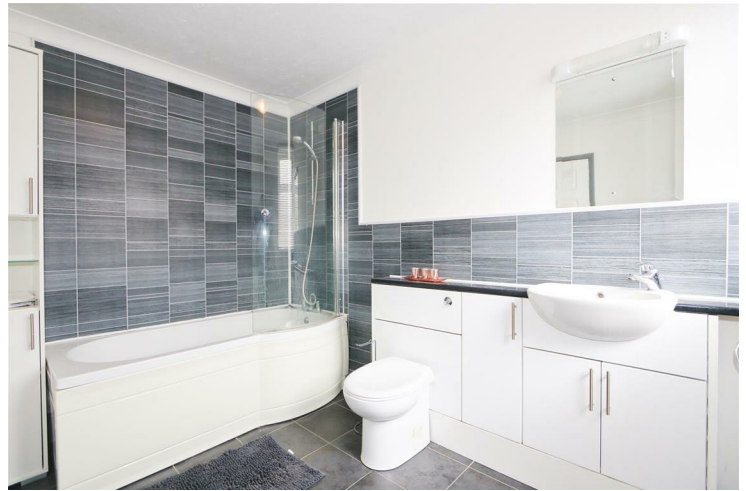


Fitted with a range of base and drawer units with matching wall cupboards, solid oak worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a four electric hob and an extractor hood overhead. Other features include space and plumbing for two appliances, a tiled floor, tiled splashbacks, smoke detector, boiler, radiator, a door to the bathroom and a UPVC double glazed side window.



STYLISH BATHROOM

9'8" x 7'4" (2.97 x 2.24)



Comprising: a panelled bath with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A radiator, tiled splashbacks, an extractor fan and a UPVC double glazed opaque side window.

Returning to the entrance hallway...

SPACIOUS LOUNGE
15'8" x 14'11" (4.79 x 4.57)



The focal point of this room is the wall mounted stone effect electric fire with a timber mantle over. A telephone point, TV aerial point, two radiators and a UPVC double glazed front bay window.



CELLAR
An excellent space used for cold dry storage.

OUTSIDE

REAR COMMUNAL GARDENS



DOUBLE BEDROOM
14'0" x 13'1" (4.28 x 4.00)



Having a mirrored sliding door wardrobe, radiator and a UPVC double glazed rear window.



There are multiple garden areas designated to each apartment. We believe the gravelled garden pictured is associated with this property.

OFF ROAD PARKING



There is off road parking for at least three cars on the paved and tarmac driveways to rear of the apartment.

AND FINALLY...

COUNCIL TAX BAND:

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

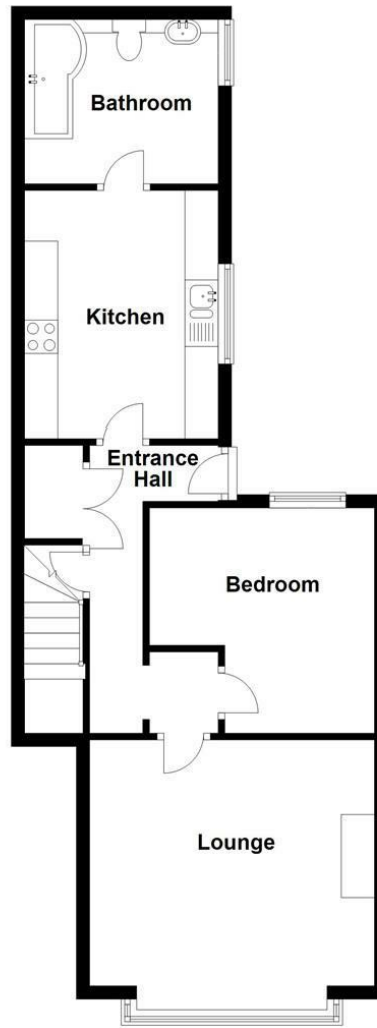
HOW TO GET THERE


Postcode for sat navs: LE65 2JN


PLEASE NOTE:

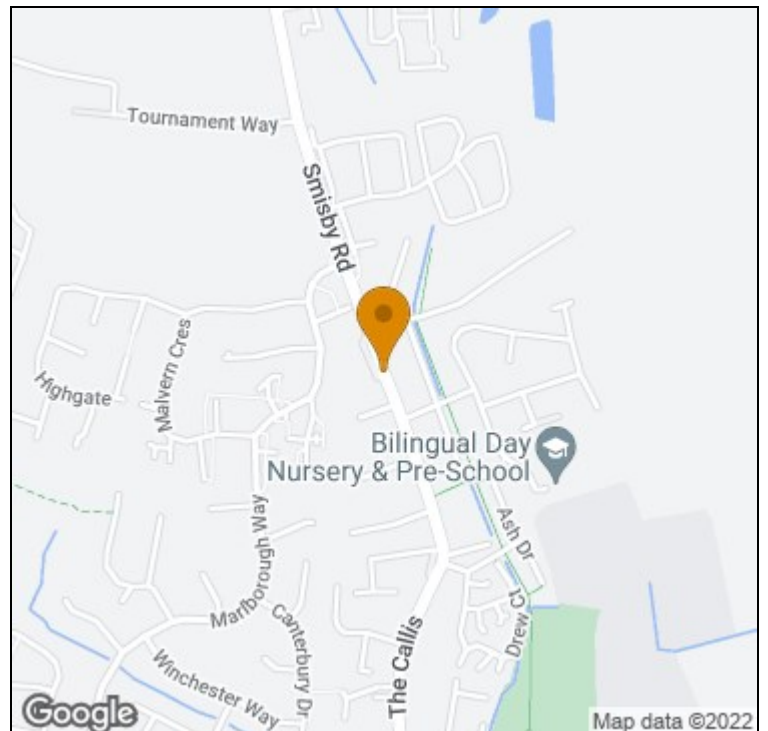
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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