



Ruthyn Close,

Ashby-De-La-Zouch, LE65 1FU

Asking Price £169,950



DELIGHTFUL TWO DOUBLE BED This first floor apartment is finished to a lovely specification benefiting from allocated parking, good-sized accommodation, integrated appliances and is ideally located within a quiet location with a short walk to the town. A look inside reveals: an entrance hallway with stairs to the first floor landing, an inner hallway, two double bedrooms and a modern three-piece bathroom. This property is ideal for a first time buyer / investor. To book a viewing on this wonderful property please call our Ashby office on 01530 414666.

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

A radiator, telephone point, smoke detector, an understairs storage cupboard and stairs to the first floor accommodation.

FIRST FLOOR LANDING



With a door to the open plan living/kitchen/diner and a UPVC double glazed front window.

OPEN PLAN LIVING KITCHEN/DINER/LOUNGE

14'4" x 14'1" (4.37 x 4.30)



Fitted with a range of base and drawer units with matching wall cupboards, roll-edged worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a four ring electric hob and an extractor hood overhead. Other features include an integral dishwasher, washing machine with space for a upright fridge freezer. Amtico flooring, a cupboard housing the combi boiler, media panel, two radiators, a built-in storage cupboard, a door to the inner hallway and four UPVC double glazed front and rear windows.

KITCHEN AREA

13'4" x 9'5" (4.08 x 2.88)



INNER HALLWAY

With a radiator, smoke detector, a loft access hatch, built-in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM ONE

12'8" x 10'5" (3.87 x 3.19)



Fitted with a central heating thermostat, a radiator, TV aerial point and a UPVC double glazed front window.

BEDROOM TWO

10'3" x 10'0" (3.14 x 3.06)



With a radiator and a UPVC double glazed rear window.

THREE-PIECE BATHROOM

6'9" x 6'8" (2.08 x 2.04)



A stylish three-piece suite comprising: a panelled bath with fully tiled splashbacks, a wall mounted shower overhead and a glazed shower screen. A pedestal mounted hand wash basin and a dual flush toilet. A heated towel rail, extractor fan and a UPVC double glazed opaque rear window.

OUTSIDE

FRONT GARDEN

To the front of the property there are two areas with various mature plants and shrubs.

LANDSCAPED PATIO AREA



A paved patio area with fenced boundaries

OFF-ROAD PARKING

Off road parking for two cars which is situated to the left hand side.

COUNCIL TAX BAND:

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

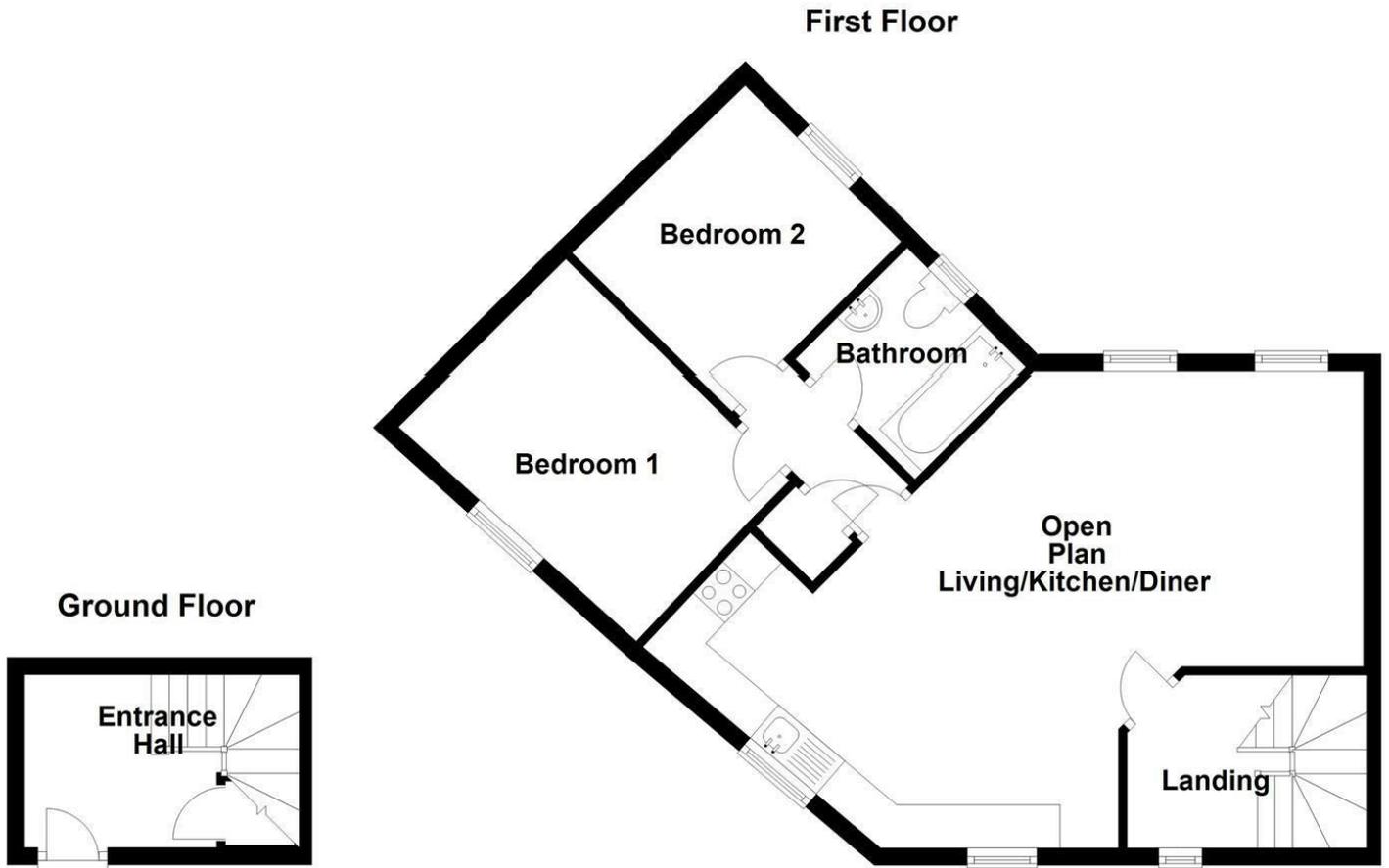
PLEASE NOTE:

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: Leasehold - 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.

SAT NAV:- LE65 1FU



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		83	83
	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		86	86
	EU Directive 2002/91/EC		



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