

South Street

Ashby-de-la-Zouch, Leicestershire, LE65 1BF

John German



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£160,000

This contemporary ground floor apartment has recently been re-decorated and re-carpeted alongside the installation of a brand-new kitchen. It offers open plan living, two bedrooms and a lovely bathroom, all set behind secure gated approach with off-road parking.

Perfect town centre location.

This spacious luxury ground floor apartment benefits from being recently refurbished with new carpets and décor throughout and has been further enhanced by a newly fitted Howdens kitchen.

The location is perfect; set only minutes' walk from the centre of town with its many amenities including bars, restaurants and boutique shops. A short stroll also leads you to the Bath Grounds.

The apartment is approached passing between an archway with remote electronic wrought iron gates which provide access to a private inner courtyard where there is allocated parking for the apartments. Immediately to your right is the communal entrance door which leads to the communal hallway where the apartment door itself is set on your right.

The inner hall has a useful built-in doaks cupboard and doors leading off. On your right you will find two well-proportioned bedrooms whilst directly ahead is an attractive bathroom with complementary tiling to the walls and floor, and a white suite comprising jacuzzi spa bath with shower over, wash hand basin and WC.

The open plan living space has a brand new recently fitted kitchen with attractive dove grey cabinetry with contrasting countertops incorporating integral fridge, dishwasher, oven and hob with extractor hood above. The kitchen is open plan to the living area where there is space for living and dining furniture and two large windows.

This is a perfect apartment for those seeking ground floor living and is ideal for first time buyers, an investment buy or a lock up and leave.

Tenure: Leasehold. Lease commenced 1st 2006 for 999 years, there are currently 984 years remaining. We are awaiting confirmation of the service charge. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property. There is no mains gas. The property has electric heating. Purchasers are advised to satisfy themselves as to their suitability.

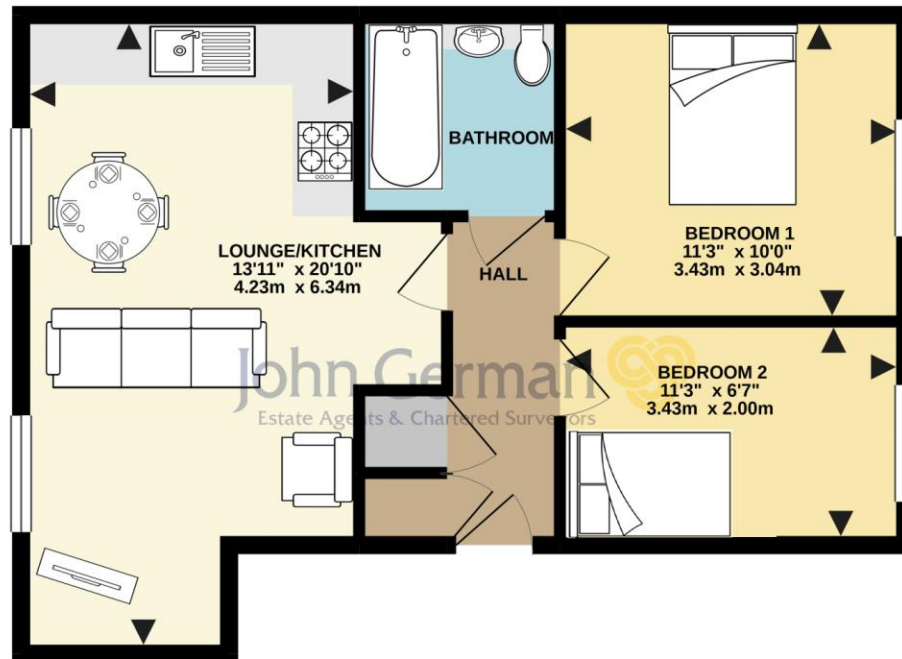
Useful Websites: www.gov.uk/government/organisations/environment-agency; www.nwleics.gov.uk/pages/planning

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band TBC **Our Ref:** JGA/01102021





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

