

Holland Crescent

Ashby-de-la-Zouch, LE65 1FS



Looking to take your first step onto the property ladder? This is your chance to purchase a 25% share of a home in this sought after location. The property offers three bedrooms, family bathroom, modern fitted kitchen and a great sized lounge opening out to private large, landscaped gardens.

£65,000
25% share



John German

Located close to the heart of the highly sought-after town of Ashby-de-la-Zouch, this well-presented 25% shared ownership three-bedroom home offers both convenience and modern living. Situated on a popular estate, it is within walking distance of the town centre and its many amenities. Lovingly maintained by the current owners, the property boasts a generous rear garden and a thoughtfully designed interior.

Accommodation

On the ground floor, you'll find a beautifully designed modern kitchen with space for a breakfast table. Sleek cabinets wrap around two sides, incorporating an integrated hob with an oven below and an extractor hood above. Adjacent to the kitchen is a convenient guest cloakroom.

The stylish rear-facing living room is well-proportioned, featuring dual-aspect windows and French doors that open onto the beautifully landscaped private garden, creating a seamless indoor-outdoor flow.

Upstairs, there are three bedrooms including a generously sized full-width principal bedroom. The family bathroom is contemporary and well-appointed featuring a white suite with a panelled bath and shower over, a WC and a pedestal wash hand basin.

Outside

The property benefits from a two-car driveway, with a gated side entrance leading to the fantastic-sized rear garden. The private outdoor space is primarily laid to lawn, complemented by paved and stone-chipped patio areas perfect for relaxing or entertaining.

Shared Ownership is a government-backed scheme designed to help first-time buyers and those who may not have the large deposit typically required to purchase on the open market. This initiative makes homeownership more accessible by allowing you to buy a share in a property while paying rent on the remaining portion.

Don't miss this fantastic opportunity-call today to book your viewing!

Note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 99 years from and including 19 February 2015. Ground rent payable. Shared ownership rent £438.39.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

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

01530 412824

ashbysales@johngerman.co.uk

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

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