

Bosworth House

South Street, Ashby-de-la-Zouch, LE65 1BF



This two-bedroom ground-floor apartment is the perfect choice for retirees or first-time buyers, offering gated security in the heart of historic Ashby. Just a short walk from shops, restaurants, amenities, and the picturesque Bath Grounds, it provides both convenience and charm. Offered with no upward chain.

£150,000



John German

The location of Bosworth House is perfect being only minutes walk to the town centre itself with its many boutique shops, coffee houses, local pubs and restaurants. Nearby Bath Grounds is a pleasant place to stroll in the summer and to relax and watch one of the regular Sunday cricket matches.

The apartment is accessed through a wrought iron gated archway, leading to a private inner courtyard with allocated parking. To the right, a blue entrance door opens into the communal entrance hall, where stairs ascend to the first and second floors. The apartment's entrance is conveniently located on the left.

Inside, the hallway features laminate flooring, a slimline electric wall radiator, a walk-in cloaks cupboard, and a further storage cupboard housing the electric mains pressure boiler. Doors lead to the main living areas. To the right, the open-plan lounge and kitchen offers a contemporary open plan living space with two multi-pane double-glazed windows, recessed halogen ceiling lights, a TV point, a telephone socket, and a security entry system. The kitchen is fitted with a range of base and wall-mounted cupboards, black worktops, and an inset stainless-steel sink. Integrated appliances include a four-ring hob with extractor hood, oven, fridge freezer, dishwasher, and washer/dryer neatly concealed behind base unit doors.

The apartment has two well-proportioned bedrooms, both featuring wall-mounted slimline electric radiators and multi-pane double-glazed windows overlooking the inner courtyard. The bathroom is equipped with a panelled bath and shower, wash hand basin, WC, and a chrome electric towel radiator. The space is finished with tiled flooring, wall tiling, and an extractor fan for ventilation.

Outside, the gated archway at the front of the property features twin electronically operated wrought iron gates with a coded entry system, providing secure access to the private inner courtyard with allocated its parking space.

Agents notes: There is no mains gas. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Allocated Parking - We understand from the vendor that the placement of parking spaces differs from the Title due to a numbering error on site. This applies to all apartments we understand; however, it does not present any issues on the ground. The apartment still benefits from a designated private parking space, conveniently located opposite its entrance door. We would advise all interested parties to seek legal counsel or speak to the office for more information.

Tenure: Leasehold – 999 years from 1 September 2006 with 981 years currently remaining. Service charge is £816 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Property construction: Standard

Parking: Allocated parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(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/>

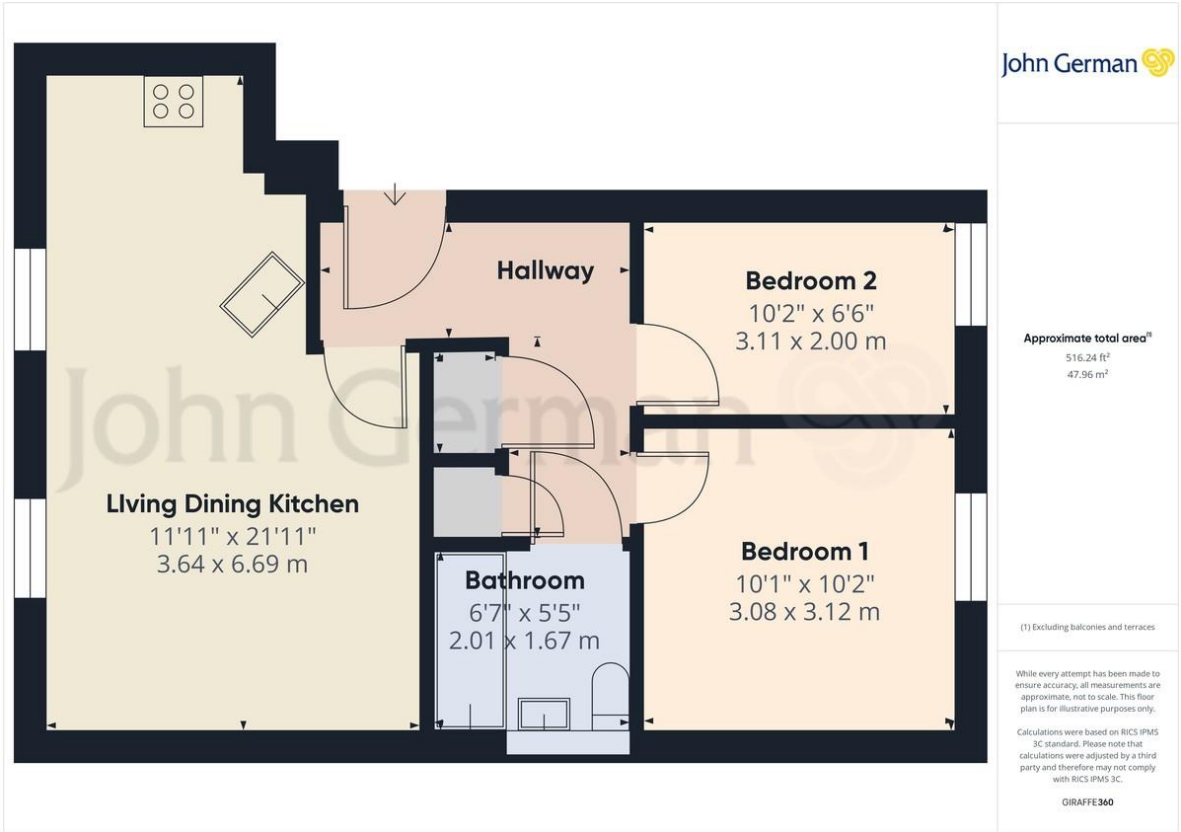
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

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

Our Ref: JGA/24032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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