

Warwick Way

Ashby-de-la-Zouch, LE65 1WY



Set within the popular Prior Park area of Ashby-de-la-Zouch, this well-presented two-bedroom end-terrace bungalow forms part of a highly sought-after over-55s retirement development. The property benefits from an on-call warden, communal lounges and attractive landscaped communal gardens, while Bath Grounds and the town centre are both within easy reach.

£240,000

John German

A pathway and slabbed ramp lead to the front entrance, opening into a central hallway with access to both bedrooms, the bathroom and the lounge.

The spacious lounge is a bright and comfortable living space with plenty of room for both sitting and dining furniture. French doors open directly onto the rear patio, allowing plenty of natural light into the room and creating an easy connection with the outside space. The kitchen is accessed from the lounge and is fitted with a range of cream base and wall units complemented by granite worktops. Integrated appliances include an electric hob with extractor over, fitted oven, separate microwave, fridge/freezer and a compact dishwasher.

There are two bedrooms, with the main bedroom benefiting from a built-in wardrobe, while the second bedroom would work equally well as a guest room, study or hobby room.

The bathroom has been designed with accessibility in mind and is fitted with a walk-in thermostatic shower, low-level WC, wash hand basin and heated towel radiator.

Outside, the front garden is mainly laid to lawn with established shrubs and planting, together with the ramped approach to the front door. To the rear is a generous block-paved patio area providing plenty of space for outdoor seating, surrounded by mature planting and overlooking the attractive communal gardens beyond.

Prior Park is a popular over-55s development with the benefit of an on-call warden, communal meeting lounges and landscaped communal grounds, offering a pleasant and supportive setting while still allowing independent living. The development sits close to Bath Grounds and within convenient reach of the shops, cafés, restaurants and everyday amenities available in Ashby-de-la-Zouch town centre.

The property is leasehold and forms part of the warden-controlled retirement development. This development also enjoys the added benefit of two meeting lounges, and an onsite warden control managers accommodation.

Communal gardens and grounds are maintained as part of the service agreement together with the servicing of the gas fired central heating boiler and buildings insurance.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We understand that charge for the management services is currently £195.06 per month payable to East Midlands Housing. Upon the completion of the sale, the Lease will be reverted to 99 years.
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Property construction:

Parking:

Electricity supply:

Water supply:

Sewerage:

Heating:

(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 C

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

Our Ref: JG

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.







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.

AWAITING EPC MEDIA

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
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

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent