



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£875.00 Per calendar
month

APARTMENT 7, 2 SCHOOL LANE
ASHBY-DE-LA-ZOUCH | LE65 2RF

- Open Plan Kitchen/Lounge
- Allocated Parking
- Two Double Bedrooms

LOCATION

The property is conveniently situated within easy reach of Ashby-de-la-Zouch town centre, offering a wide range of local amenities. Excellent transport links are available with the M1 and A42 both within easy access, providing convenient routes to Leicester, Derby, Nottingham and Birmingham. East Midlands Airport is also within comfortable driving distance.

DESCRIPTION

A modern and spacious two-bedroom apartment to Let, finished to a high standard throughout and offering generously sized, well-proportioned rooms.

The property is conveniently located within a short drive of Ashby-de-la-Zouch, a highly regarded historic market town known for its charming streets, excellent range of independent restaurants and bars, well respected schools, leisure centre, library, and comprehensive local amenities including doctors surgeries and shops.

The apartment benefits from double glazing, electric panel heating, and a bright open-plan kitchen/living area. The modern fitted kitchen and contemporary bathroom are complemented by two double bedrooms, with the master bedroom further benefiting from an ensuite shower room. The Property also benefits from two parking spaces.

ACCOMMODATION

The Property measures 71 sq. m (764.224 sq. ft). GIA

EPC

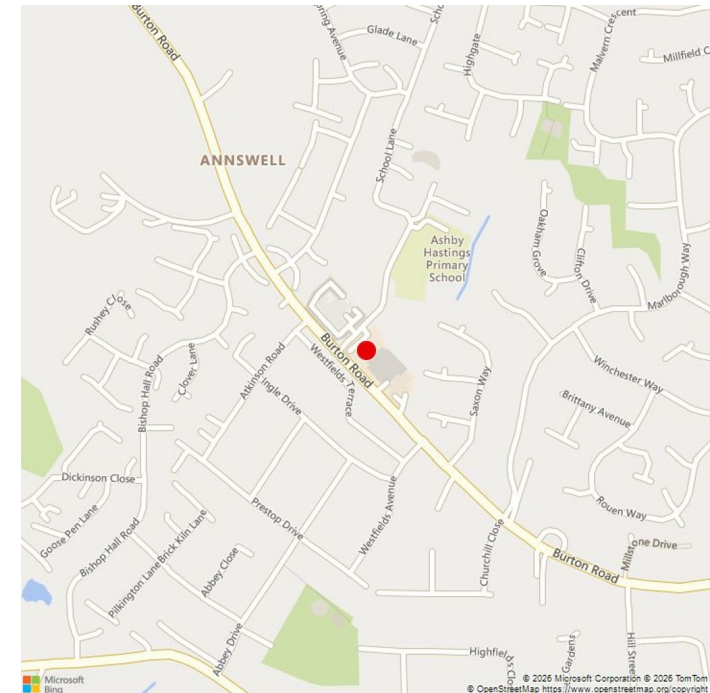
The Property has an EPC of B (84). A Copy of the certificate is available upon request.

VIEWINGS

Accompanied viewings only.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.