

63 Astley Way

| LE65 1LY | Guide Price £160,000

ROYSTON & LUND

- Guide Price £160,000 - £165,000
- Recently Fully Refurbished
- Modern Kitchen with a Built in Appliances
- Walking Distance to the Town centre
- Council Tax B
- Two Bedroom Ground Floor Apartment
- Large Open Plan Living/Kitchen
- Allocated Parking & Visitor Parking
- EPC C
- Leasehold

















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Royston and Lund are delighted to bring this recently fully refurbished ground floor two bedroom apartment which offers open plan modern living, ready to move into, perfect for a first time buyer or investor. Within walking distance to the market town of Ashby-de-la-Zouch with its wide range of amenities including local shops, cafes, bars and shops.

A spacious hallway welcomes you into the apartment.. The accommodation consists of two double bedrooms and a large open plan living space. The modern kitchen is fitted with a range of wall and base units offering a built in oven hob and extractor fan. There is a built in fridge/freezer, dishwasher and washing machine included. The living area has room for a dining table and large sofa, plenty of light from the triple aspect windows gives it alight and airy feel. A family bathroom completes.

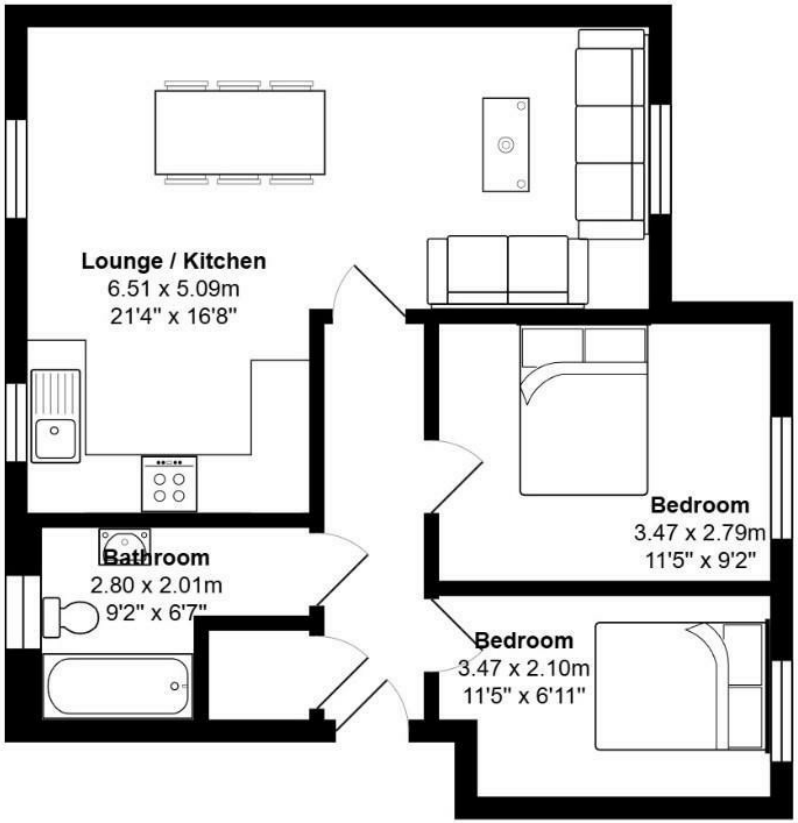
You have one allocated parking space, and plenty of visitor parking.

The apartment is located in a convenient part of Ashby giving easy access to the A42 and major routes.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5043269

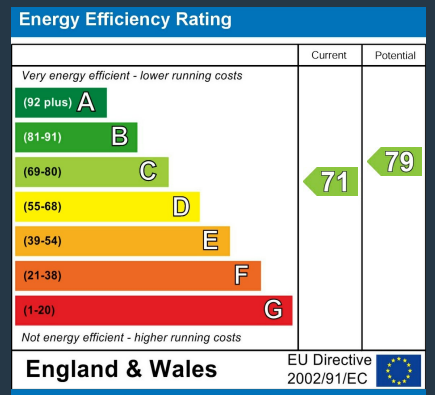
Lease details;
125 years from 2006
Ground Rent - currently approx. £150.00pa
Service Charge - currently approx. £935.00 pa
Pets are allowed

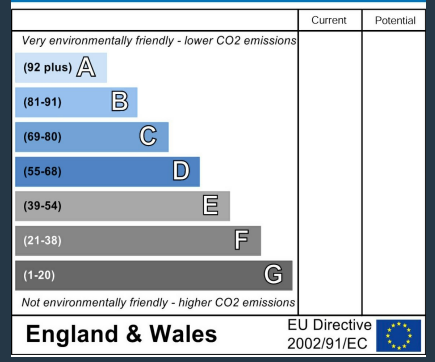
**Please liaise with a conveyancer for further details on any management charges that apply **



Total Area: 54.7 m² ... 589 ft²

All measurements are approximate and for display purposes only





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