







2 Bedroom Apartment

located on Ashby Road, Hinckley

£100,000

UP Estates

UP Estates

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£100,000

- NO UPWARD CHAIN
- TWO BEDROOM RETIREMENT APARTMENT
- SPACIOUS LIVING/ DINING ROOM
- CONVENIENT KITCHEN WITH PLENTY OF WALL AND BASE UNITS
- TOP FLOOR APARTMENT
- SHOWER WET ROOM WITH WC AND WASH BASIN
- PRINCIPLE BEDROOM WITH BUILT IN WARDROBES
- COMMUNAL LIVING/ DINING AND CONSERVATORY AREAS
- EXCLUSIVELY FOR THE OVER 55s

NO UPWARD CHAIN - TWO BEDROOM TOP FLOOR APARTMENT | EXCLUSIVELY FOR OVER 55s | SPACIOUS LIVING ROOM | BUILT-IN WARDROBES

Situated at Ashby Court, Hinckley, this two bedroom top floor retirement apartment offers accommodation exclusively for those aged over 55 with excellent views. The accommodation consists of a generous living room, convenient kitchen, shower wet room and two bedrooms with the main bedroom benefitting from built-in wardrobes. It is well suited to buyers looking to downsize while retaining a useful second bedroom.

The living room provides space for comfortable seating and a dining area. A central fireplace creates a focal point, while the large window brings in plenty of natural light. Neutral decoration and fitted carpets gives the room an inviting feel. Adjacent is the kitchen with wall and base units, with a practical layout for everyday and convenient use. Both bedrooms are positioned away from the living accommodation, with built-in wardrobes and loft space providing useful storage. The second bedroom offers flexibility for visiting family or a hobby room. A shower room completes the accommodation.

For those seeking a two bedroom home with independent living along with excellent amenities and 24-hour staffing provision this is the place to be! Call now to arrange your viewing.







ASHBY COURT

Ashby Court is an over 55 retirement community where you own your own home and have complete independence with this but have the added reassurance of 24 hour support and incredible facilities. Ashby Court is operated as a not-for-profit company ensuring the interests are focused on the interests of you, the owner, and provide access to 24 hour a day, 7 days a week, 365 days a year staff whilst giving you still complete independence. Ashby court has a wide range of social activities and additional facilities including an on-site Dining Room where freshly prepared two-course meals are provided each day, there is a communal lounge, conservatory and additional meeting room and guest suite for visiting family and friends.

Security and peace of mind is central to everything at Ashby Court and the owners benefit from emergency alarm care call system, resident parking, fob-controlled entry system, CCTV coverage of external areas and individual apartment letterboxes.

The service charge includes

- 24 hour staffing provision
- A weekly 1.5 hour apartment clean
- Gardening and grounds maintenance
- Building maintenance and repair
- Buildings insurance
- Redecoration and Refurbishment of communal areas
- All utilities used within the communal areas
- Window cleaning
- Lift maintenance

There is a monthly service charge of £732.12 pcm which covers all of the above. Ashby Court is independent living, owned by you, run by you, for you.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no



delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

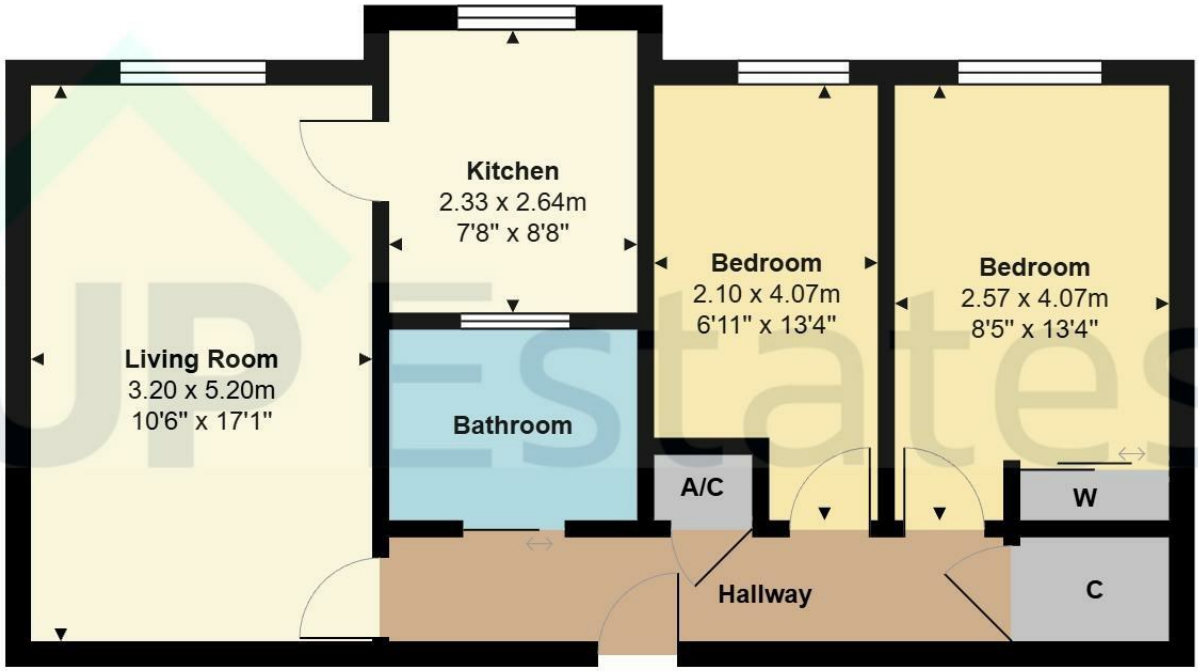
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Ashby Road, Hinckley



Total Area: 56.7 m² ... 611 ft²

All measurements are approximate and for display purposes only

CONTACT

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