2 Rescue Way

| LE65 1UR | Asking Price £130,000

ROYSTON & LUND

- Asking Price: £130,000
- Popular Location of Ashby-de-la-Zouch
- Three-piece Bathroom Suite
- Close to Numerous Amenities
- EPC: B
- One Bedroom Apartment - Ground Floor
- Open Plan Kitchen/living Room
- Allocated Parking Bay
- Council Tax: A
- Leasehold

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A well-presented one-bedroom ground floor apartment situated in a convenient location within the popular market town of Ashby-de-la-Zouch. Ideally positioned for access to the town centre and its wide range of shops, cafés, restaurants and everyday amenities, the property would make an excellent first-time purchase, investment or low-maintenance home.

A shared access hallway leads to the apartment, which opens into an entrance hall with useful built-in storage and access to each room. The open-plan kitchen and living area provides a comfortable and sociable space, with ample room for seating and a feature electric fireplace creating an attractive focal point.

The fitted kitchen offers a range of wall and base units, generous worktop space and integrated cooking appliances, together with a washing machine and a small dining table.

The double bedroom is well proportioned and benefits from fitted wardrobes providing excellent storage. Completing the accommodation is a three-piece bathroom suite comprising a bath with shower over, wash basin and WC.

Outside, the property benefits from one allocated parking bay within the development. Its combination of practical accommodation, private parking and convenient position makes it a superb opportunity in the heart of Ashby-de-la-Zouch.

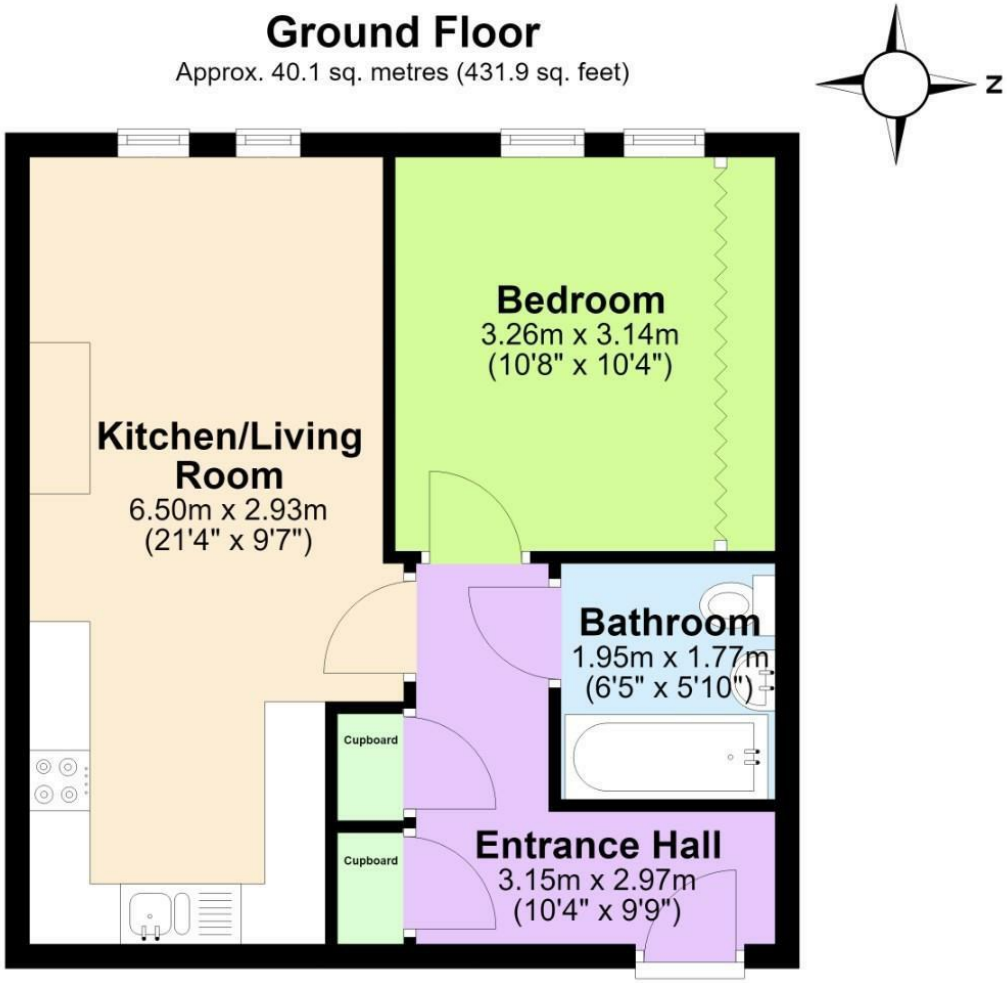
For more information: https://reports.sprift.com/property-report/?access_report_id=5541379

**Buyers Note: Leasehold - 103 years remaining. Service Charge subject to change (Approximate cost £1764.70). Ground Rent - £125.00. Please enquire for more details.

Leasehold

Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



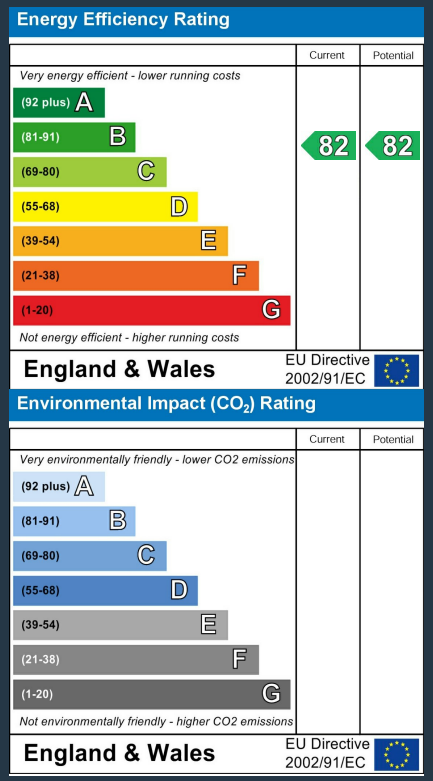
Total area: approx. 40.1 sq. metres (431.9 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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