

FOR SALE
Atkinson Road
Ashby-De-La-Zouch
Leicestershire, LE65 2LA



25% SHARED OWNERSHIP: £35,000

- A Two Bedroom Mid-Townhouse
- Located Near To The Town Centre
- Available as a 25% Share or 100% Freehold Purchase
- Entrance Hall, Lounge, Breakfast Kitchen
- Two Bedrooms & Bathroom
- Front & Rear Gardens



Location

This property is located on Atkinson Road, which is off Burton Road and within the area of Ashby-De-La-Zouch. The property is in close proximity to local schooling such as Ashby Hastings Primary School, an array of restaurants and pubs, local supermarkets, leisure facilities and much more.

Description

25% SHARED OWNERSHIP A two-bedroom mid-townhouse briefly comprising; entrance hall, lounge, breakfast kitchen, two bedrooms and bathroom. Externally, front and rear gardens, and communal parking.

The property is available to purchase as a 25% share at £35,000 or as a 100% freehold purchase, please contact the agents for more details.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, stairs to the first floor, electric radiator, door leading to garage.

Lounge - 14' 6" x 8' 9" (4.42m x 2.66m)

Double glazed window to front, radiator, power points, pendant light fitting.

Breakfast Kitchen - 12' 0" x 9' 2" (3.65m x 2.79m)

Double glazed door and window to rear, wall mounted units, base units and drawers, stainless steel sink with drainer and mixer tap, extractor fan, tile splashback surrounds, door to understairs storage cupboard, electric radiator, power points, pendant light fitting.

First Floor Landing

Access to loft, pendant light fitting.

Bedroom One - 12' 0" x 8' 9" (3.65m x 2.66m)

Double glazed dormer windows, electric radiator, power points, pendant light fitting.



Bedroom Two - 12' 0" x 8' 9" (3.65m x 2.66m)

Double glazed dormer window to rear, storage cupboard, electric radiator, power points, pendant light fitting.

Bathroom - 6' 5" x 5' 9" (1.95m x 1.75m)

Corner bath with electric shower, pedestal wash hand basin with mixer tap, low level WC, tile splashback surrounds, pendant light fitting.

Outside

Communal parking spaces at the front of the property, front and rear gardens.

Tenure

Leasehold.

We have been advised that there is a 99-year lease from 1st January 2017 with 90 years remaining, rent of £235.58 pcm and a service charge of £25.40 pcm.

The property is available to purchase as a 25% share at £35,000 or as a 100% freehold purchase, please contact the agents for more details.

EPC

Band D.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

North West Leicestershire.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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