



TO LET

£875.00 Per calendar
month

APARTMENT 1, 2 SCHOOL LANE
ASHBY-DE-LA-ZOUCH | LE65 2RF

- Open Plan Kitchen/Lounge
- Master Ensuite
- Allocated Parking

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 87 sq. m (936.46 sq. ft). GIA

EPC

The Property has an EPC of B (81). A Copy of the certificate is available upon request.

VIEWINGS

Viewings will be accompanied by a Wells McFarlane staff member.

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 to you 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.



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