



25 Warwick Way, Ashby-De-La-Zouch, Leicestershire, LE65 1WY

HOWKINS &
HARRISON

25 Warwick Way,
Ashby de la Zouch,
Leicestershire, LE65 1WY

Guide Price: £315,000

Offered to the market with no upward chain and set within the highly regarded Prior Park over-55s development in Ashby-de-la-Zouch, this spacious one/two bedroom, two-storey home provides flexible accommodation extending to approximately 907 sqft. The ground floor includes a generous living room, separate dining room/optional second bedroom, kitchen and bathroom, while the first floor provides a substantial principal bedroom and shower room. Externally the property benefits from a front and rear garden, two allocated parking spaces and communal landscaped gardens and grounds. Residents also benefit from warden assistance, a pull-cord support system, communal facilities, organised activities as part of the service charge arrangement.

Features

- Highly regarded Prior Park over-55s development
- Desirable Ashby-de-la-Zouch location
- Flexible one/two-bedroom accommodation
- Spacious two-storey home
- Ground floor bathroom and first floor shower room
- Front and rear gardens
- Two allocated parking spaces



Location

The historic market town of Ashby-de-la-Zouch offers a pleasant blend of heritage, convenience and community. Well known for its 15th-century castle and attractive town centre, Ashby provides a wide range of amenities including shops, cafés, supermarkets, healthcare services and leisure facilities, all within an easy-to-navigate setting. The town is well positioned for travel, with straightforward access to the A42, M42 and M1, while also being surrounded by the scenic National Forest, ideal for gentle walks and enjoying the outdoors. Warwick Way is conveniently located within an established over-55s development, close to communal facilities and shared gardens, offering a comfortable and sociable environment in a well-connected yet peaceful part of the town.

Priar Park- Communal Facilities

The Prior Park development further benefits from a range of communal facilities including two resident lounges, a function room and a monthly activity programme. Throughout the bungalow there are pull cords linked to a 24 hour monitoring service, and there is the reassurance of an on-site warden with manager's accommodation. The service charge also covers maintenance of the communal gardens and grounds, buildings insurance and annual servicing of the gas-fired central heating boiler.



Accommodation Details

From the front entrance, the hall provides access to the principal ground-floor rooms and stairs rising to the first floor. The living room is positioned to the front, with a separate dining room to the rear which could alternatively be used as a second bedroom. The kitchen is also set to the rear, with the oven, fridge, washing machine included in the sale. A ground-floor bathroom completes the accommodation on this level. To the first floor, there is a substantial principal bedroom with useful built-in storage, together with a separate shower room.

Outside

Outside, the property has a small front garden, a private rear garden and two allocated parking spaces. Residents also have use of the development's well-maintained communal landscaped gardens and grounds.

Leasehold Details & Management Charges

Currently £224.92 per month, but please make enquiries with the Ashby office, Tel:01530-410930 Option 1.

Viewing

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

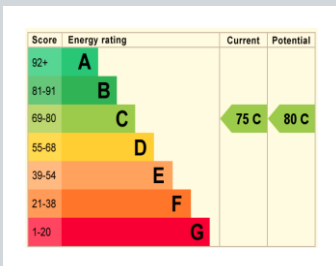
Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - C



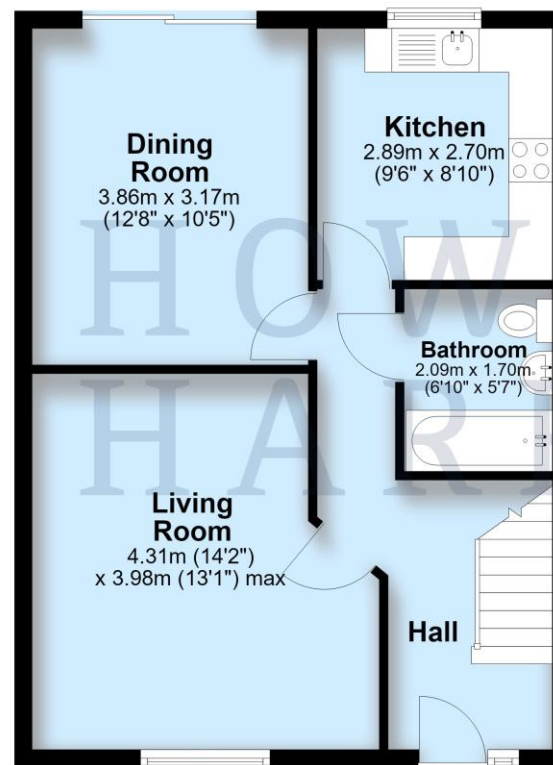
Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

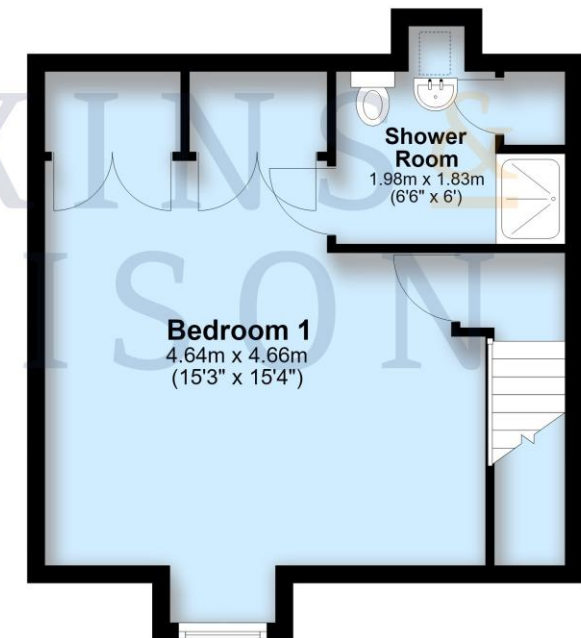
Ground Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.