



Rescue Way, Ashby-De-La-Zouch



£190,000

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## Key Features

- Spacious First Floor Apartment
- Lounge
- Fitted Kitchen + Appliances
- Bedroom One With En Suite Shower Room
- Bedroom Two + Fitted Storage
- Three Piece Bathroom
- EPC rating C
- Leasehold





**SPACIOUS FIRST FLOOR APARTMENT - TOWN CENTRE LOCATION \***  
A stylish and contemporary two-bedroomed executive-style first floor apartment in this popular development close to the town centre. Benefiting from UPVC double glazing and gas central heating. Comprising: entrance door with security entry system, entrance hall, good-sized lounge, kitchen, master bedroom with en-suite shower, a generous second bedroom and a bathroom. Externally, there is allocated parking for two cars. The property is offered to the market with no upward chain! Viewing essential.

#### ASHBY - The Location

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accomm

#### ACCOMMODATION IN DETAIL

##### ENTRANCE HALLWAY

Loft access hatch, a door opening to cloak cupboard with hanging rail shelving above and a central heating radiator. Intercom system, thermostat with doors leading off to the lounge, fitted kitchen, bathroom and two good sized bedrooms

##### LOUNGE 4.01x3.62

A feature electric fireplace with a pebble grate, a marble hearth with matching inset and timber surround. TV/satellite/telephone points, central heating radiator, a coved ceiling and a Upvc double glazed window to the front.

##### FITTED KITCHEN 2.85x2.17

Fitted with a range of wall mounted units with matching base and drawer units contrasting roll edged worktops with a inset 1 1/2 bowl sink with matching drainer and mixer tap over a four ring Hotpoint gas burner with oven/grill below and extractor fan over.

##### BEDROOM ONE 4.32x2.93

A good size double bedroom with a fitted wardrobe with hanging rail and shelving, a TV and telephone point, a central heating radiator and a Juliet balcony with UPVC double glazed French doors overlooking the rear. A door leading to the

##### EN-SUITE SHOWER ROOM 2.71x1.17

A three-piece suite comprising: a pedestal mounted hand wash basin with mixer tap, a dual flush toilet and a double shower cubicle glazed shower screen, a mains fed hydro max shower. Tiled splashbacks, an extractor fan, a central heating radiator and an opaque window.

##### BEDROOM TWO 2.78x2.70

Fitted storage with hanging rail and shelving, a TV point and telephone point, central heating radiator and a UPVC double glaze window to the rear elevation

##### BATHROOM 2.85x1.64

A generous three-piece bathroom with a panelled bath with mixer tap and hydro max mains fed shower over, a glazed shower screen, pedestal mounted hand wash basin and a dual flush toilet. Fully tiled splashbacks, central heating radiator, an extractor fan

##### OUTSIDE

##### OFF-ROAD PARKING

Allocated parking to the rear for two cars

##### LEASEHOLD

Leasehold:- : Lease 125 years from 1st January 2005. Annual service charge for 2026 is £2,158.62. The vendor has already paid the first 6 months to end June 2026 (£1,079.31)  
Annual Ground Rent £125.00

##### COUNCIL TAX BAND:

The property is believed to be in council tax band: B

##### HOW TO GET THERE

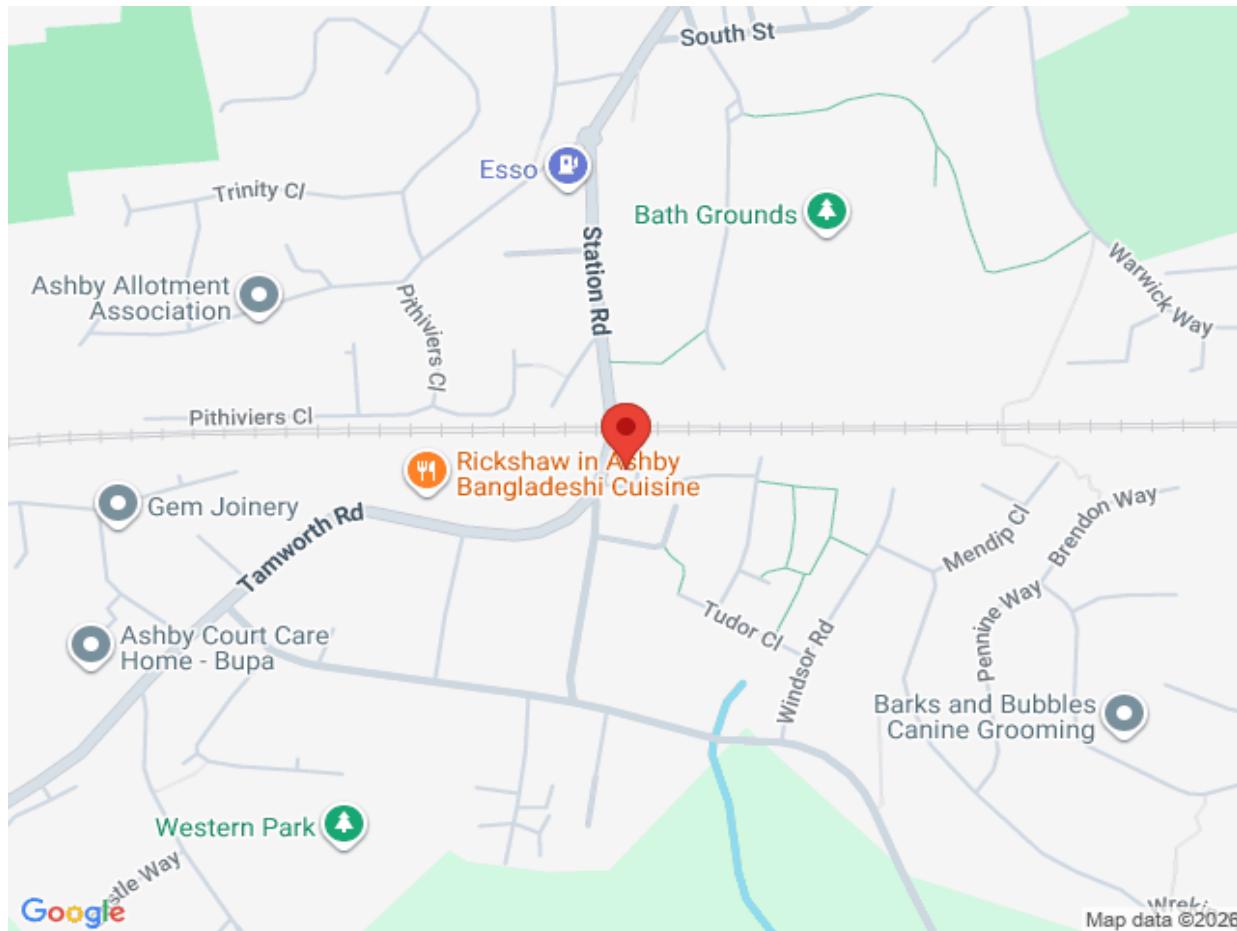
SAT NAV:- LE65 1UR

##### PLEASE NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Ground Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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