



Oak Crescent, Ashby-De-La-Zouch



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£140,000



### Key Features

- Modern Two Bedroom Second-Floor Apartment
- Light-Filled Lounge/Diner
- Shaker-Style Kitchen + Appliances
- Refitted Bathroom
- Two Double Bedrooms
- Close to the Market Town
- EPC rating C
- Leasehold





Discover the perfect blend of modern living and community charm at Oak Crescent, a delightful second-floor apartment nestled in the heart of Ashby-de-la-Zouch. Ideal for first-time buyers or investors, this residence offers an inviting lounge/dining area brimming with natural light and a sleek kitchen equipped with light wood cabinets and a stylish black countertop.

Unwind in two spacious double bedrooms, while the contemporary bathroom boasts a panelled bathtub and chic tiled splashbacks. Additional storage solutions are thoughtfully integrated, including space-saving solutions for your everyday needs.

Step outside to beautifully manicured shared grounds, complete with your own allocated parking space and ample visitor parking. Families will appreciate the nearby children's park and the convenience of local amenities and transport links providing quick access to major roadways.

Experience the rich history and vibrant community life of Ashby-de-la-Zouch, where the past meets the present in a picturesque market town setting. Contact our team for a viewing today and make this charming apartment your new home.

Ashby-de-la-Zouch is a charming market town nestled in Northwest Leicestershire, renowned for its rich history and vibrant community spirit. Nestled in the heart of the National Forest, this area uniquely balances its stunning natural beauty with the conveniences of modern life. The juxtaposition of historical landmarks, such as the iconic Ashby Castle and the engaging Ashby Museum, alongside contemporary amenities, offers a cultural haven for those who appreciate both tradition and innovation. This delightful town is ideal for anyone looking for a lively environment infused with a deep sense of heritage.

For commuters and frequent travellers, Ashby-de-la-Zouch offers excellent transport links that facilitate easy connectivity. The town's strategic location means it's well-connected to major motorway networks, including the M1 and A42, providing quick routes to nearby cities such as Leicester, Nottingham, and Birmingham. Additionally, East Midlands Airport is conveniently close, offering a range of domestic and international flights for easy getaways or business travel, making the town a practical base for travel enthusiasts and professionals alike.

A vibrant array of shopping and dining experiences await residents, with Oak Crescent situated just a short stroll from the town centre. This area features an enticing mix of high street retailers, supermarkets, and diverse eateries catering to all palates. Whether you're searching for a quaint tea room or a trendy modern restaurant, Ashby-de-la-Zouch offers ample choices. The weekly traditional market and monthly Farmers' Market supply fresh, local produce and crafts, enhancing the community's warm and welcoming spirit.

Outdoor lovers will find Ashby-de-la-Zouch a paradise, thanks to its expansive recreational opportunities. The surrounding National Forest provides a picturesque backdrop for numerous walking and cycling trails, perfect for embracing the outdoors. The town is also home to several parks, golf courses, and sports centres, ensuring a myriad of activities for those who value an active lifestyle. This combination of outdoor offerings ensures that there are plenty of ways to stay healthy and entertained.

Education in Ashby-de-la-Zouch is another strong point, with a variety of good schools available for families. The town offers a selection of reputable primary and secondary schools renowned for their strong educational standards. This makes it a desirable location for families seeking a nurturing environment for their children's development. Combined with the town's safe, peaceful atmosphere, Ashby-de-la-Zouch offers an ideal setting for families looking to establish roots in a supportive, community-focused environment.

## ACCOMMODATION

ENTRANCE LOBBY 1.35m x 0.9m (4'5" x 3'0")

ENTRANCE HALLWAY 3.59m x 1.78m (11'10" x 5'10")

LOUNGE/DINER 4.57m x 3.36m (15'0" x 11'0")

FITTED KITCHEN 2.69m x 2.66m (8'10" x 8'8")

BEDROOM ONE 3.5m x 2.65m (11'6" x 8'8")

BEDROOM TWO 2.92m x 2.33m (9'7" x 7'7")

REFITTED BATHROOM 2.75m x 1.59m (9'0" x 5'2")

## COUNCIL TAX BAND:-

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

## LEASEHOLD:-

Annual Ground Rent:- £198.82

Annual Service Charge:- £1,566.07 per year

Leasehold Agreement start date:- 1st July 2006. Valid for 150 years.

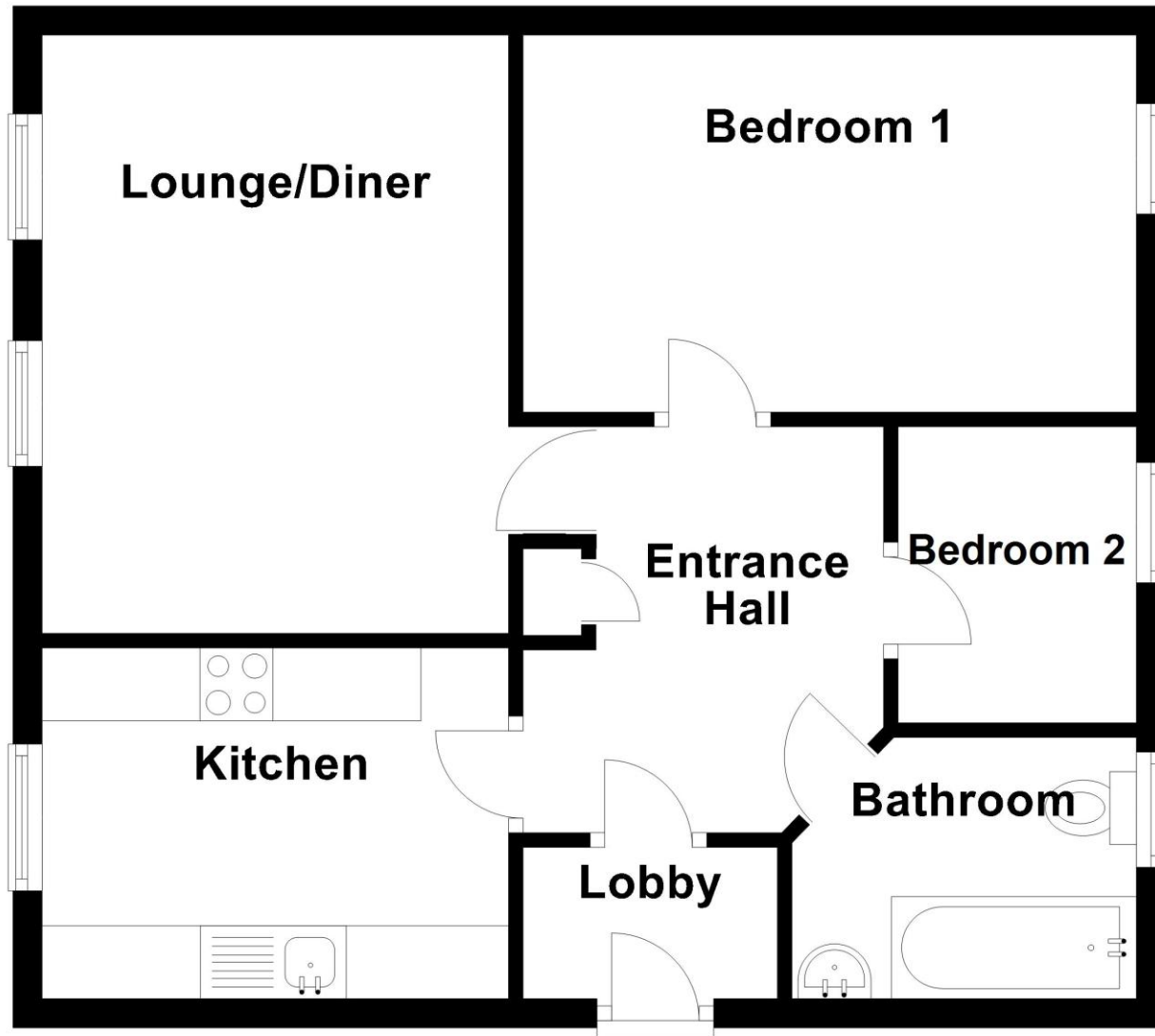
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1FX

## 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

