



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

HOWKINS &
HARRISON

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Ashby-De-La-Zouch,
Leicestershire, LE65 1WY

Guide Price: £240,000

Offered to the market and set within the highly regarded Prior Park over-55s development, located in the desirable market town of Ashby-de-la-Zouch this well-presented two-bedroom bungalow provides single-level living with a modern kitchen and spacious living room. Residents benefit from on-site warden assistance, pull-cord support system, communal lounges, a function room, activity programme and well-maintained landscaped grounds as part of the service charge agreement.

Features

- Highly regarded over-55s development
- Generous master bedroom with built-in wardrobes
- Second bedroom with bay window
- Well-maintained bathroom and walk-in shower
- Bright rear reception room with patio doors
- Modern fitted kitchen with integrated appliances
- Private patio with level access to communal gardens
- Replacement windows and doors throughout
- Manicured communal lawns and landscaped grounds
- Ample resident and visitor parking



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 Priar 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

Entering through the front door, you are welcomed into a central hallway. To the left is a generously sized master bedroom featuring built-in wardrobes. The second bedroom is a spacious single, enhanced by a bay window that provides excellent natural light. The principal bathroom is well maintained and comprises a walk-in shower, low-level WC, and wash hand basin. Located at the rear of the property, the reception room benefits from a side window and sliding patio doors that open directly onto the gardens, creating a bright and inviting living space. The kitchen is accessed from the sitting room and is fitted with modern units, an integrated hob, oven and microwave. A rear-facing window enjoys views over the communal grounds.

Outside

Stepping through the sliding doors of the sitting room, you arrive at a private, paved patio offering seamless, level access to the manicured communal lawns and professionally landscaped gardens. The development further benefits from ample resident and visitor parking.

Leasehold Details & Management Charges

Currently £2340 per annum, 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.

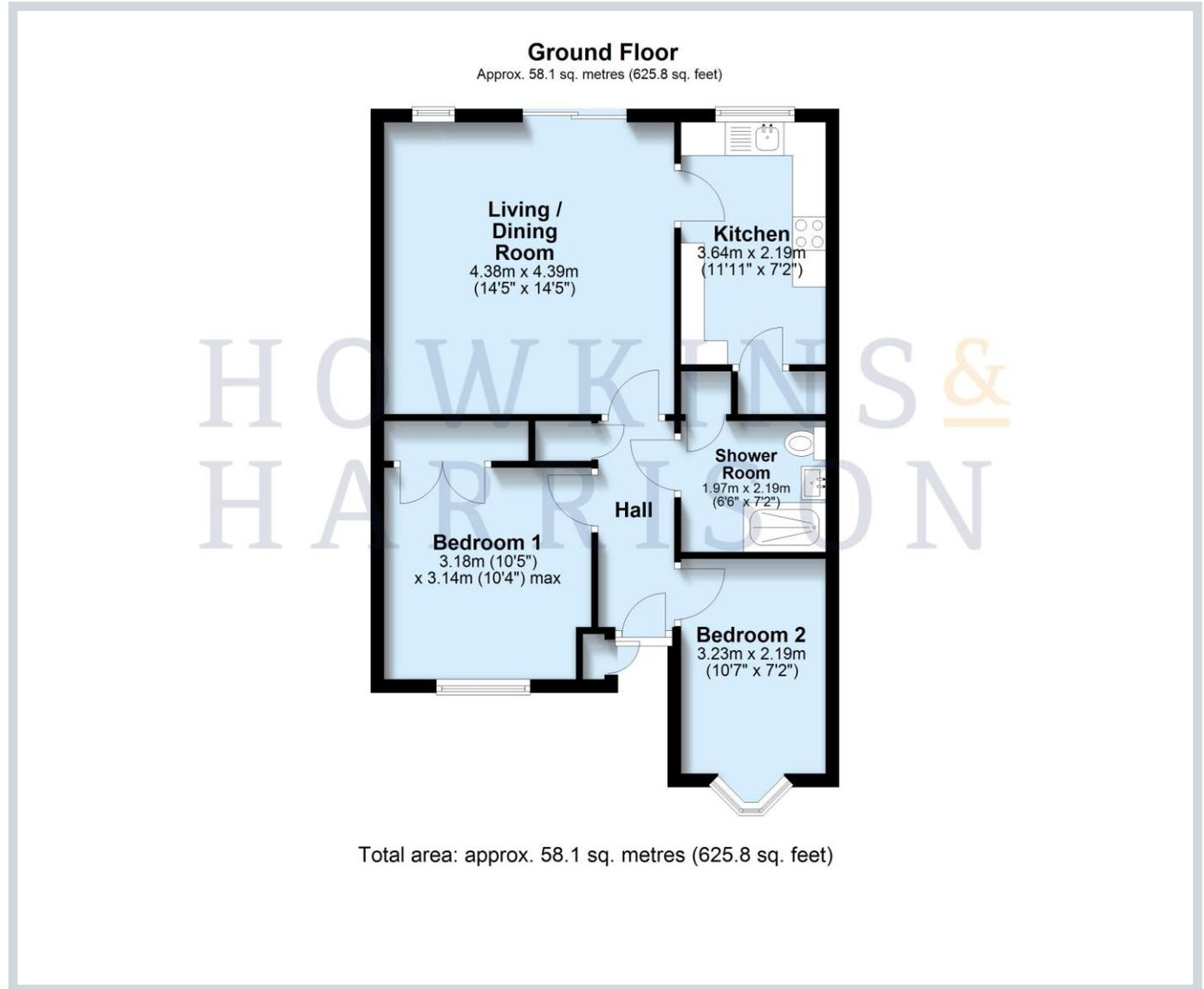
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

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](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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.



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