Warwick Way

Ashby-de-la-Zouch, LE65 1WY

Two bedroom bungalow residence in the highly sought-after over 55's retirement complex close to Bath Grounds and the towns many amenities. Benefitting from on call warden, communal lounge and lovely landscaped communal gardens. No upward chain.

Asking price of £220,000

John German

Set in the popular Prior Park area of Ashby-de-la-Zouch, this over 55's bungalow benefits from on call staff, communal lounges, lovely landscaped communal gardens and is within a stone's throw of Bath Grounds and the market town centre.

A sheltering canopy porch has a uPVC double glazed entrance door set beneath which opens into a central hallway with a useful storage cupboard and all doors leading off. Directly ahead is the rear facing, open plan lounge/diner. Perfectly positioned, it overlooks the rear garden and enjoys a sunny southerly aspect with glazed patio doors to outside which flood the room with natural sunlight.

The breakfast kitchen has space for a small breakfast table, and a range of base and wall mounted cabinets which wrap around two sides of the room with complimentary work surfaces and a one and half bowl inset sink with mixer tap. There is space for an electric cooker, space for washing machine and space for a fridge freezer, a wall mounted gas central heating boiler and a useful pantry storage cupboard. There is a lovely rear aspect from the window above the sink overlooking the gardens.

The property benefits from two bedrooms, the principle double bedroom has a front facing window, radiator and an oversized built in double wardrobe. Bedroom two is a generous sized single and again has a radiator and a front aspect window. The bathroom is an accessible and well proportioned room which has pedestal wash hand basin, WC and a easy access shower bath with a fitted electric rising bath seat, shower mixer tap plus a further shower set above and useful linen storage cupboard.

Outside, the property has lawned gardens to the front with a pathway approach and a handy wrought iron rail. To the rear of the property are communal gardens which are laid to lawn and enjoy a great sunny, southerly aspect. The property has the benefit of a small patio area outside the patio doors, making for an ideal spot for seating.

Agents notes: Upon the completion of the sale, the Lease will be reverted to 100 years.

Throughout the property, there are pull cords linked to a monitoring service. This development also enjoys the added benefit of two meeting lounges, and an onsite warden control managers accommodation. Communal gardens and grounds are maintained as part of the service agreement together with the servicing of the gas fired central heating boiler and buildings insurance. We understand that charge for the management services is currently £179.25 per month payable to East Midlands Housing. Full details TBC.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Leasehold. Lease commenced 17th December 2018 with approximately 93 years remaining. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard. **Parking**: Communal parking.
Electricity supply: Mains. **Water supply**: Mains. **Sewerage**: Mains. **Heating**: Gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27112024
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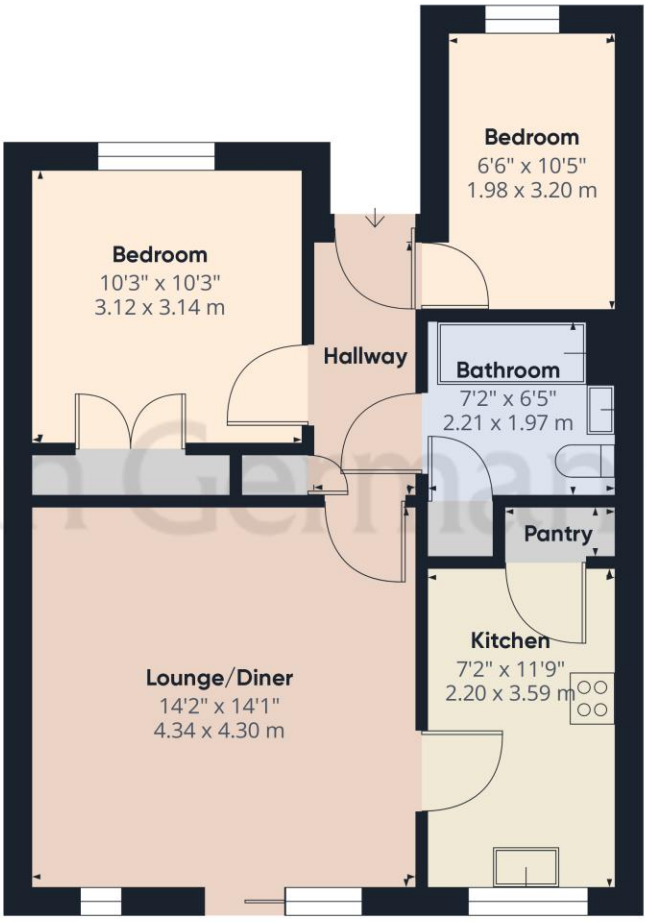

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Approximate total area(1)
574.58 ft²
53.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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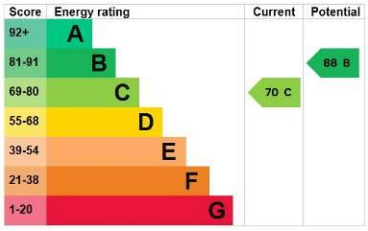

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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