

Bosworth House

South Street, Ashby-de-la-Zouch, LE65 1BF

John 
German



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£164,850

A beautiful refurbished contemporary ground floor corner apartment set within the heart of historic Ashby, only a pleasant short walk needed to its many shops, restaurants and the lovely Bath Grounds park.

A perfect retirement, first time buy or buy to let. No upward chain.

This spacious, luxury ground floor apartment benefits from recent refurbishment including newly decorated and re-carpeted throughout, available with the advantage of no upward chain.

The location is perfect, being only minutes' walk along many walks and pathways into the town itself with its many boutique shops, coffee houses, local pubs and restaurants. Nearby Bath Grounds is a particularly pleasant place to stroll in the summer or to sit and watch one of its regular cricket matches.

This corner ground floor apartment has a communal entrance hallway with security controlled system. An entrance door into the apartment itself opens into a welcoming central hallway which has a useful storage cupboard to your left and all doors leading off. On your right you will find two excellent bedrooms, one single and one double, whilst to your left is the amazing open plan 25' long lounge with luxury kitchen within. This fabulous reception space has room for not only sitting but also a dining table and includes a well-appointed shaker style kitchen with composite seamless counter tops which flow into a one and half bowl sink with returns. Fully equipped, it has an integrated hob, oven, extractor hood, dishwasher, fridge freezer and washer dryer.

Back to the hall where the family bathroom has attractive tiling to both the floor and walls alongside a feature Jacuzzi spa bath with mains shower over, wash hand basin and concealed cistern WC.

Outside the apartment has a secure gated entrance underneath the archway which leads to the parking space set within the courtyard area.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced in Sept 2006 for a period of 999 years. We await confirmation of the current service charges and ground rent.

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

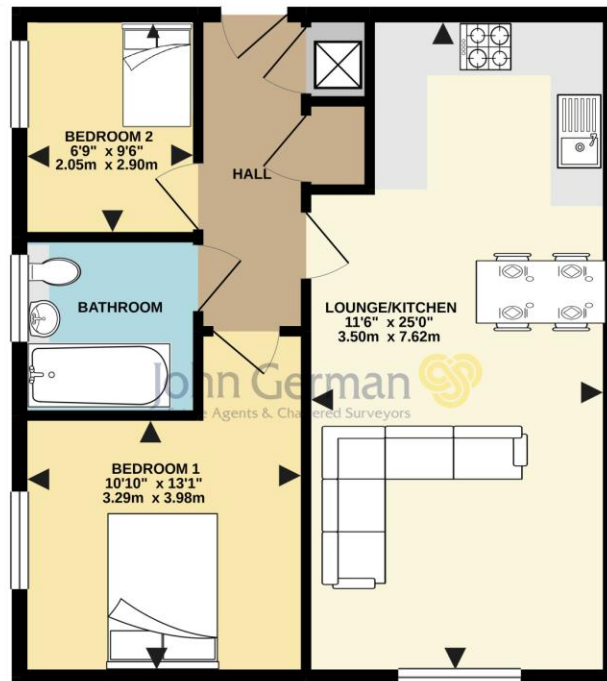
Our Ref: JGA/30092021

Local Authority/Tax Band: North West Leicestershire District Council /Tax Band TBC





GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



John German
Agents & Chartered Surveyors

TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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