

Elvaston Close

Ashby-de-la-Zouch, Leicestershire, LE65 1BZ

John 
German



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£218,500

Situated on this popular retirement development for the over 55's, this warden controlled end terrace bungalow enjoys a great position. It is a short walk to Bath Grounds and Ashby town centre, offered with no upward chain.

Pride Park offers an excellent location lying within the outskirts of Ashby town centre yet enjoying the peace and quiet of its position with lovely Bath Grounds being nearby. Designed for the over 55's, this development has a real sense of community spirit with many activities centred around a communal lounge with regular coffee mornings and a resident on site warden to take care of day to day needs.

The property enjoys a prime setting tucked away off Warwick Way and is a modern end terrace single storey bungalow which has gas fired central heating and uPVC double glazed windows.

Sitting back behind a lawned foregarden, a pathway approach to the front entrance door opens to a central hallway off of which you will find two bedrooms. The master being double in size with the benefit of a built in wardrobe. On your right is bedroom two, a single room with fitted double wardrobe and the shower room comprises a good sized separate shower cubicle, WC, vanity wash hand basin and ladder style towel radiator.

Continue onwards along the hallway that brings you to an open plan well proportioned lounge/dining room, this generous sized room has the benefit of rear facing sliding patio doors overlooking the communal gardens and your own patio area. At the focal point of the room is a feature fireplace.

The modern kitchen has base and wall mounted cabinets running along two walls with inset sink and views from the window above over the gardens. There is a useful walk-in pantry.

Outside the property lies in a cul de sac location with a lawned foregarden whilst to the rear you will find a paved sun terrace with sunny outlook that opens out to the formal lawned communal gardens that are tended and looked after on a regular basis.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced in 1997 for a term of 99 years. Service charge is approx. £190 per month to include buildings insurance, gardens, caretaking, warden facilities.

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

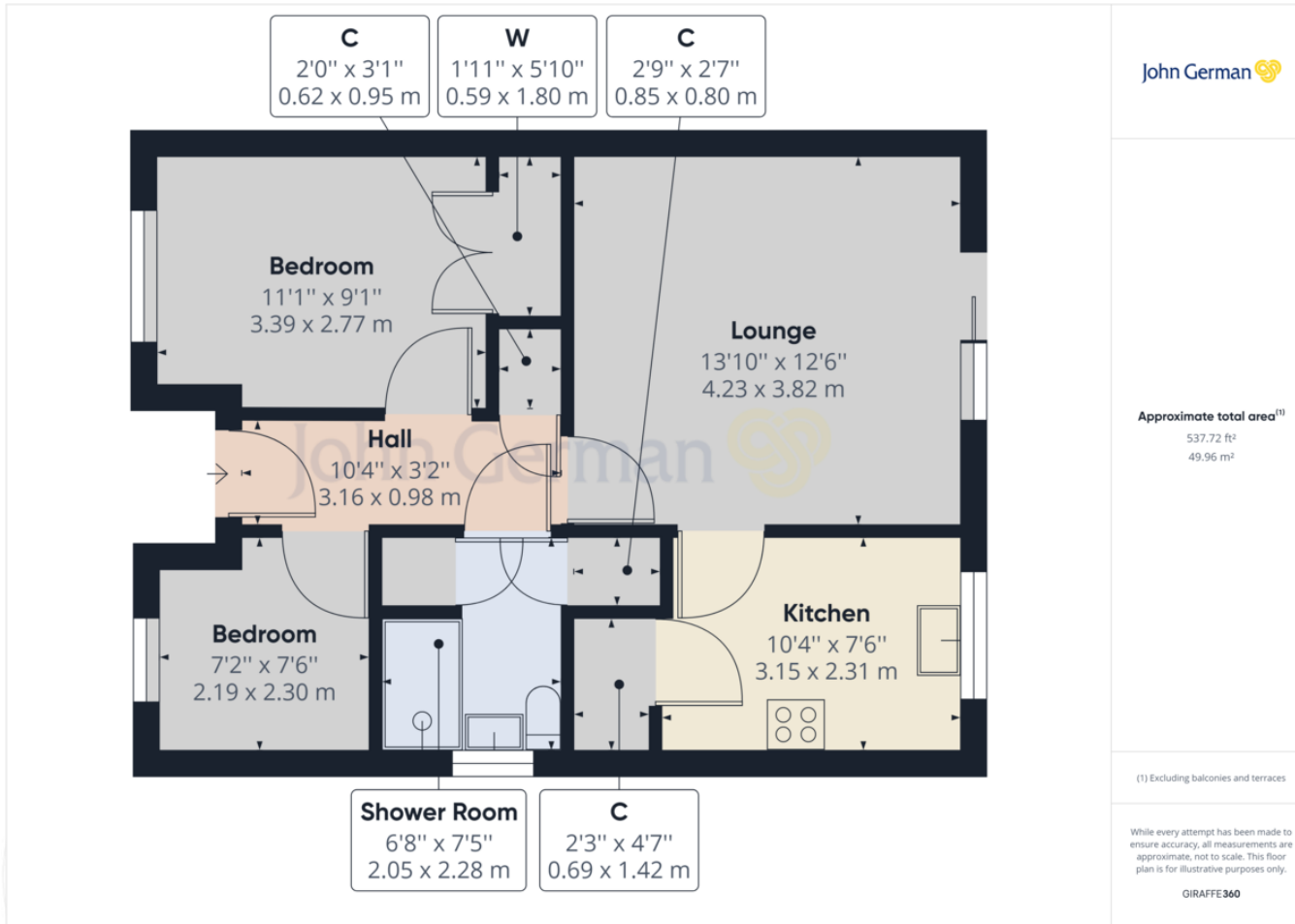
Useful Websites: www.gov.uk/government/organisations/environment-agency www.nwleics.gov.uk

Our Ref: JGA/28102022

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







Agents' Notes

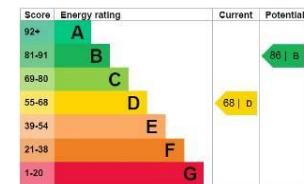
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