

Bosworth House

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

John German



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£165,000

An excellent top floor apartment with views across to Prior Park, superbly situated just a stones' throw from the town and Bath Grounds.

It offers two bedrooms (en suite WC), family bathroom and a feature spacious open plan contemporary kitchen dining living space.

NO UPWARD CHAIN

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

A communal entrance hallway has a security controlled intercom system and staircase leading to the top floor where you will find this apartment. Step inside the reception hall that has a built-in storage cupboard, hot water cylinder cupboard and doors leading off.

At the heart of the property is a large open plan living space and a high gloss contemporary kitchen with seamless composite complementary countertops with integral hob, hood, oven, dishwasher, washing machine and fridge freezer. The living dining area has ample space for dining table and the seating area has a sash double glazed window offering views towards St. Helen's church through the winter tree canopy opposite.

There are two well-proportioned bedrooms, the master of which has the benefit of an en suite WC with wash hand basin and electric ladder towel radiator. From the bedroom the front facing sash window has a wonderful rooftop view towards Prior Park.

The family bathroom is well appointed with feature tiled walls, an electric towel radiator and a white suite comprising Whirlpool bath with shower over, WC and wash hand basin.

Outside the apartment has a secure gated entrance underneath the archway approach which leads to an allocated 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 1/9/2006 for a term of 999 years. Ground rent & service charge £510 payable Jan, April and August.

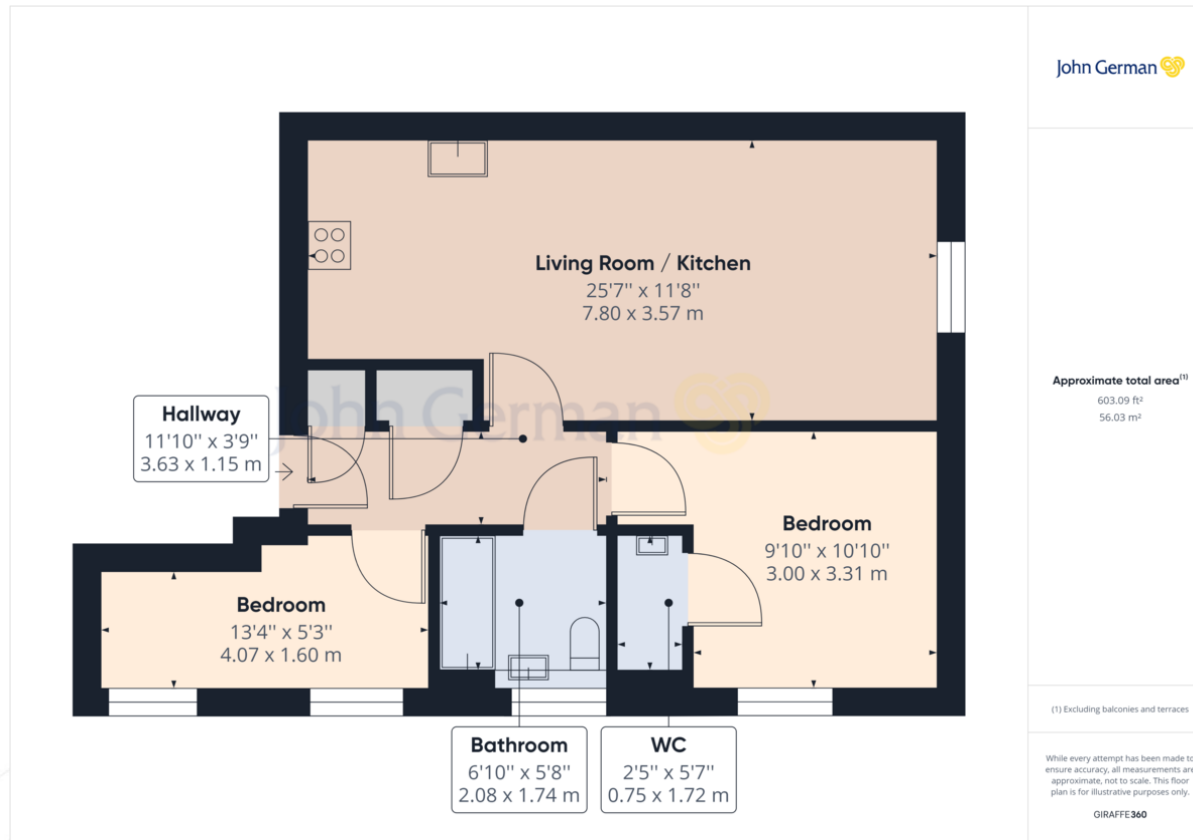
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/16122022 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B







Agents' Notes

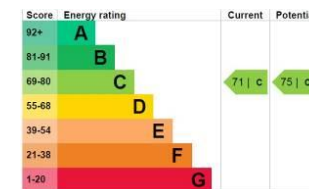
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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