

# Wood Street

Ashby-de-la-Zouch, LE65 1EG



Wonderful period first floor apartment conversion set within this historic Grade II listed building on the very edge of Ashby town centre and its bustling high street. It has the benefit of parking to the rear, no upward chain and could be ideal bolt hole, rental investment or first time buy.

£115,000

John German 

This is an excellent opportunity to acquire a spacious double bedroom apartment set within a handsome Grade II listed period building with its high ceilings, tall sash windows and feature fireplace.

The location is perfect, being only a few minutes walk into the town itself with its many excellent restaurants, local pubs, coffee houses and boutique shops. Nearby Bath Grounds is a particular pleasant place to stroll through in the summer or take the time to sit and watch one of its regular cricket matches.

Set beneath the archway approach to your right is a communal main entrance door with security intercom buzzer, this opens into the main reception hallway where stairs rise off to the apartment itself.

Set behind the apartment door you will find a wonderful spacious living room with tall ceilings, a large sash window and a pretty, decorative cast iron period style fireplace sitting as its focal point. There is plenty of room for a dedicated dining area and set just off the living room is a useful study room with a feature sash stained glass window to the side.

There is a thoroughly modern high gloss contemporary kitchen with countertops incorporating pelmet down lighting, ceramic hob with extractor hood above and electric oven beneath, dishwasher and integral fridge freezer and microwave. A sash window overlooks the rear.

Leading off the inner hallway, you access the fantastic sized double bedroom having two windows to the rear and two feature wall lights. A connecting door leads to an inner lobby where there is a cupboard housing the gas fired combi central heating boiler and set beneath is a washing machine (included in sale).

Last but not least is the refitted shower room which has pedestal wash hand basin with pillar mixer tap, WC, ladder style towel radiator, extractor fan and a standalone shower cubicle with metro style tiling and mains shower set above. There is a window to the side and halogen downlighters to the ceiling.

Outside to the rear of the property under the archway you will find there is a dedicated parking area for the apartment.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1986 for 67 years. The current owners are in the process of renewing and extending the existing lease to 999 years. The owners of the flats are all part of the Management Group. Ground rent £75 per month.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/07062023

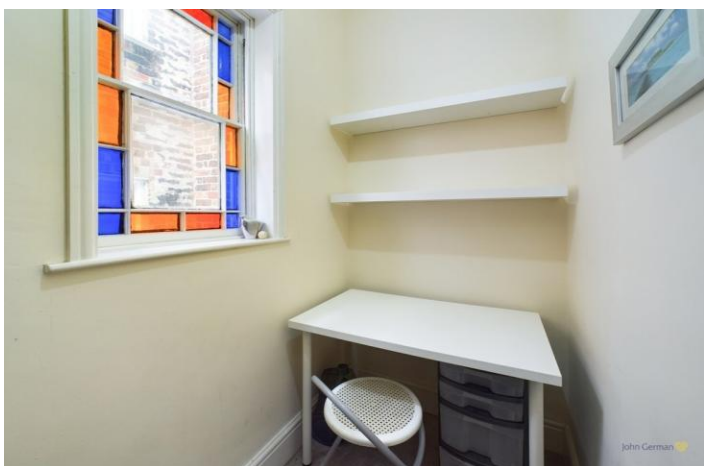
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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