

Springfields, School Lane

Ashby-de-la-Zouch, LE65 2RW

John German



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£127,500 (75% shared ownership)

Welcome to Springfields, a wonderful over 55's supported living complex with many amenities on site. This top floor apartment offers spacious open plan living with wonderful views from its balcony over the gardens below and boasts large open plan dining kitchen, double bedroom and wet room bathroom. No upward chain.

Springfields has a dedicated team of staff available 24 hours a day throughout the year, offering supported living for over 55's. Benefitting from lifts to all floors, an on site bistro, beautysalon and a residents lounge with a lovely landscaped residents garden. Nearby is the Castle medical surgery, the Olive Branch café and the Co-op supermarket plus with 24 hour emergency assistance available you have the peace of mind in knowing help is always at hand.

All apartments are completely self contained and designed to allow wheelchairs and mobility aids to be used. The front entrance has video entry door system and each apartment also has its own secure entrance door.

This spacious apartment has a large central hallway with cupboard for storage, the living space is open plan and light and bright due to the full height picture window and glazed double French doors which open out onto a decked and balustraded glazed balcony, which provides a wonderful seating area and views down across the gardens. The living space has plenty of room for a dining table and the excellent modern fitted kitchen has base and wall mounted cabinets with complementary counter tops and a range of integrated appliances comprising ceramic hob with hood over, eye level oven and there is space for a fridge freezer and washing machine.

The double bedroom is also a spacious room and has full height picture window overlooking the gardens below. The bathroom is fitted in a wet room style and is a luxurious affair, having ladder style towel radiator, pedestal wash hand basin, WC and a large shower area with shower above.

Outside, there is a landscaped communal courtyard garden with seating and car park providing off road parking on a first come first served basis.

Tenure: Leasehold. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

125 year lease from & including 1st April 2021.

Service/Management Charges: We are advised that the current service charge per calendar month is £727.05 to include these services:- warden control, heating, lighting, personal charge and wellbeing charge.

Property construction: Standard **Parking:** Car park **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC 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 B

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

Our Ref: JGA04062024







Agents' Notes

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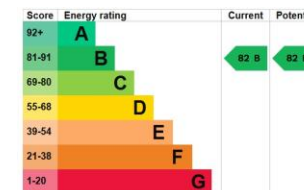
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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