

Warwick Way
Ashby-de-la-Zouch, LE65 1YZ

John
German



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£235,000

Set in the popular Prior Park area of Ashby-de-la-Zouch, this over 55's bungalow benefits from no upward chain, on call staff, communal lounges, lovely landscaped communal gardens that is all set within a stone's throw of Bath Grounds and the market town centre.

The property sits back from the road beyond a block paved driveway to the fore providing off road parking. A pathway approach leads to a canopy porch which opens into the entrance porch having an inner door taking you into the lounge/dining room. This well proportioned room has a front facing sunny southerly aspect that floods the room with natural light and ample space for seating and dining. Leading off is the kitchen which has space for a small breakfast table, a range of base and wall mounted cabinets which wrap around two sides of the room, complementary countertops and an inset one and a half bowl sink with mixer tap. There are spaces for a washing machine and cooker, a useful pantry cupboard and a front facing window with a lovely aspect.

Leading off the inner lobby are two well proportioned bedrooms, the principal bedroom has the benefit of a built in wardrobe and a walk in square bay window overlooking the communal gardens. Bedroom two has sliding patio doors taking you directly outside to a small patio area. Last but not least is the family bathroom which has been appointed with a vanity wash hand basin with cupboard beneath, concealed cistern WC to the side and an enclosed shower with an electric shower over, ceramic tiled splashbacks plus a large airing cupboard providing valuable storage.

Outside - Communal gardens are laid to lawn and a small patio area lies just outside the patio doors making an ideal spot for seating.

Throughout the property there are pull cords linked to a monitoring service. This development also enjoys two meeting lounges and an on site warden along with communal gardens and grounds that are maintained as part of the service agreement together with the servicing of the gas fired central heating boiler plus buildings insurance. We understand the charge for the management charges is circa £179.25 per month payable to East Midlands Houses. We recommend seeking verification from your solicitor.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Upon completion of the sale the lease will be reverted to 100 years.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

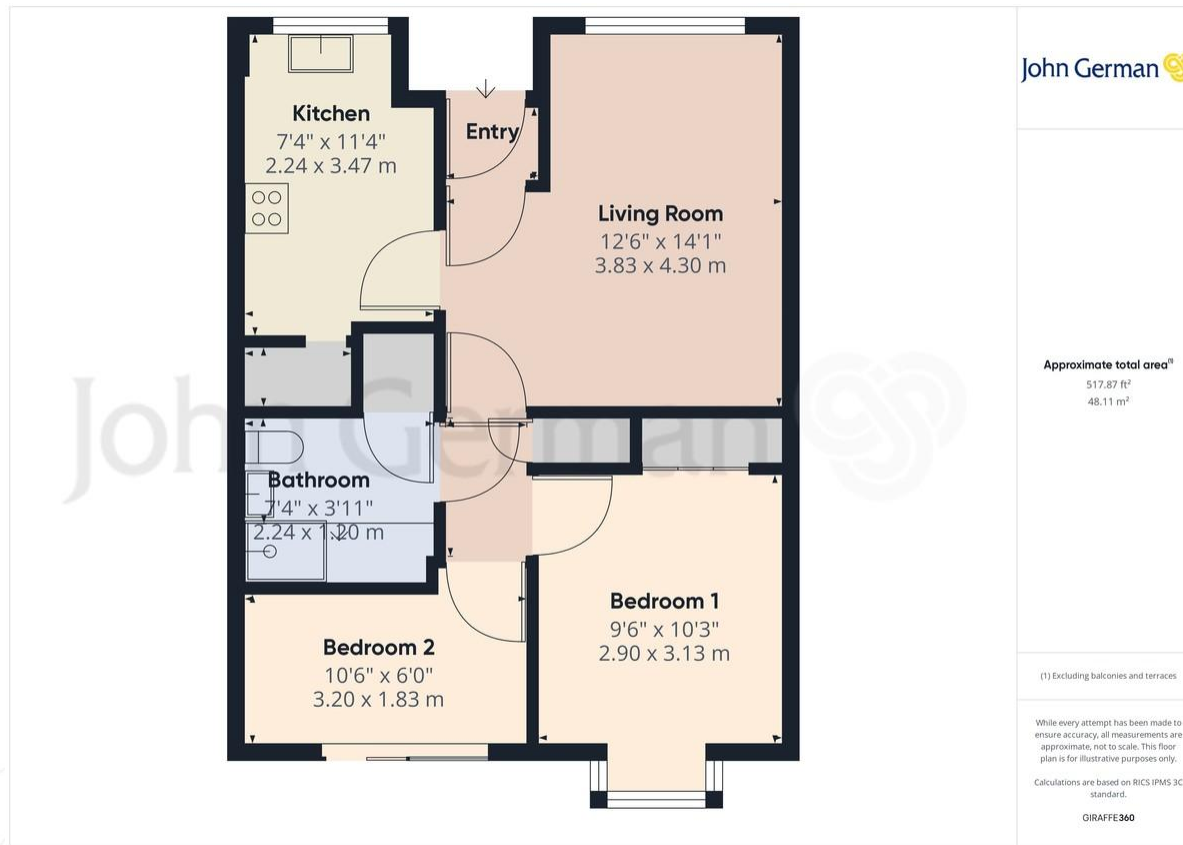
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

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

Our Ref: JGA/03122024







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Agents' Notes

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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.

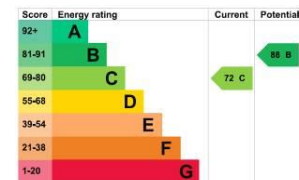
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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