

Drew Court

Ashby-de-la-Zouch, LE65 2JA



A fantastic, shared ownership opportunity, perfectly positioned within walking distance of town, with a lovely stroll through Hood Park and along Gliwiskaw Brook. The property is available on a 25% shared ownership basis (subject to application), making it an ideal choice for first-time buyers or anyone looking to get onto the property ladder.

£63,750 for 25% share

John German

Step inside through the front door into a welcoming entrance hallway, with stairs leading up to the first floor.

To your left, you'll find the kitchen, fitted with modern units that wrap around the room, offering plenty of storage and workspace. There's a four-ring gas hob with an extractor hood above, an electric oven below, plus space for your washing machine and a tall fridge freezer.

At the back of the house is a bright, good-sized lounge/dining room with laminate flooring, a large window overlooking the garden, and a glazed door that leads straight outside.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom, finished in classic white. The bathroom features a bath with electric shower over, a glazed screen, pedestal sink, and WC.

The rear garden is a real bonus - it's south-facing, so you can enjoy the sun for most of the day. There's a patio area for your table and chairs, neat lawn space, timber fencing for privacy, and handy gated side access back to the front and gate to the rear to the off-road parking space

This lovely home is ready and waiting for its next owners - could that be you?

Am I eligible?

Shared Ownership is a government supported way into home ownership. There are some criteria you'll have to meet, but you're likely to qualify if you're: a first time buyer looking to buy a new home after a relationship breakdown buying a home more suitable for your health needs And...the monthly costs are less than 45% of your take home income each month your household income is under £80,000 a year.

How does it work?

Shared owners hold their share of their home through a lease with Riverside, so you'll become a leaseholder with Riverside. Read our Shared Ownership Buying Guide for all the details:

[Riverside-Shared-Ownership-Buying-Guide](#)

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

Term: 125 years from 17 March 2009

Parties: (1) The Riverside Group Limited

Monthly rent of £482.68 per annum (approx.) payable to Riverside Group Limited

Service charge £35.43 pcm

All prospective buyers are subject to an application process.

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

Property construction: Traditional

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre
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/26062025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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

OnTheMarket

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The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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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

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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