

28, Oak Crescent, Ashby-De-La-Zouch, Leicestershire, LE65 1FX

HOWKINS & HARRISON

28, Oak Crescent,
Ashby-De-La-Zouch,
Leicestershire, LE65 1FX

Guide Price: £130,000

Offered with no upward chain, a two-bedroom, first-floor purpose-built modern apartment offered with no upward chain providing approximately 598 sq ft of accommodation and conveniently positioned close to Ashby-de-la-Zouch town centre.

The apartment is well arranged around a central hallway and briefly comprises a generous living room, fitted kitchen, two bedrooms and a bathroom/WC. The apartment forms part of a modern development with a communal entrance and landing, and benefits from allocated parking, communal gardens and grounds, together with a bin store.

Further features include gas-fired central heating and modern UPVC double glazing, making this a practical, low-maintenance home within easy reach of the town's shops, cafés and everyday amenities.







Location

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.









Accommodation Details – Ground Floor

The communal entrance leads to the first-floor landing and the apartment's own front door, which opens into a central hallway providing access to all rooms. The living room is a generous, bright space with two windows, while the separate kitchen is fitted with a range of wall and base units, work surfaces, an integrated oven and gas hob, together with space and plumbing for appliances. There are two bedrooms, including a larger principal bedroom and a second bedroom suitable for guests, children or home working. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash basin and WC.

Outside

Outside, the development provides allocated parking together with well-kept communal gardens and grounds, offering a practical and low-maintenance setting close to Ashby town centre.

Tenure & Possession

The property is leasehold with 129 years remaining

Annual Charges

Ground Rent - £99.41 twice yearly
Annual Service charge - £1566.07 per annum

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

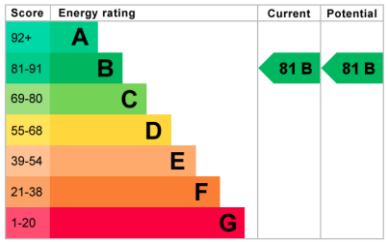
Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

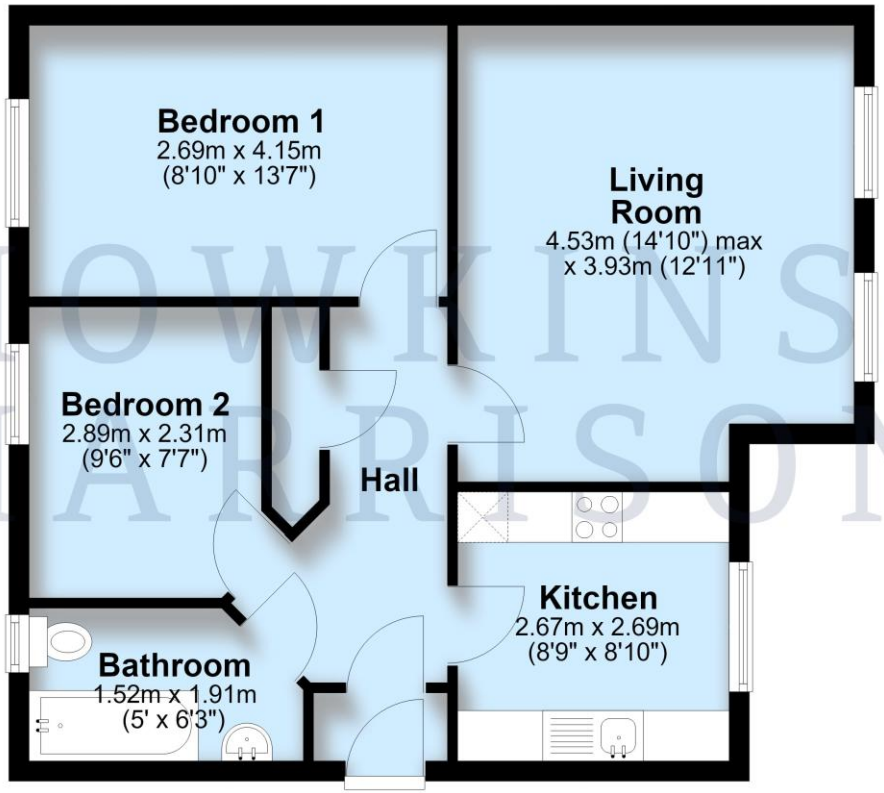
North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B



First Floor

Approx. 55.6 sq. metres (598.2 sq. feet)



Total area: approx. 55.6 sq. metres (598.2 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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