



3 Rescue Way

| LE65 1UR | Guide Price £210,000

ROYSTON
& LUND

- Guide Price £210,000 to £220,000
- En Suite Shower Room and Family Bathroom
- Kitchen with Built in Oven and Hob
- Leasehold - 104 years remaining
- EPC Rating to be confirmed
- Two Double Bedroom Ground Floor Apartment
- Large Lounge with Bay Window and Feature Fireplace
- Dedicated Parking Space
- Council Tax Band B
- Annual Management Fee





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Situated a short walk to the Bath Grounds in Ashby-De-La-Zouch this ground floor two bedroom apartment is perfectly located to the amenities that the town offers.

Entering the building through a communal entrance hall the apartment is dual aspect to the rear and the front of the building. The apartment offer two double bedrooms both with built in wardrobes and the main having an en suite shower room with windows to the rear. There is a spacious lounge with a wonderful bay window to the front.

The kitchen is fitted with a range of wall and base units with a built in hob, oven and washing machine. A family bathroom completes along with a large storage cupboard off the hallway.

Outside there is a dedicated parking space for the apartment and visitor parking along with some communal garden area to the front.

An annual service charge applies





Total area: approx. 60.4 sq. metres (650.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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