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20 Western Close

| LE65 2FB | Asking Price £37,500

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- \*\*\*Asking Price £37,500 - Over 55's
- Bright Living Room
- One Bathroom
- Shared Launderette Facilities
- EPC: C
- Two Bedroom Ground-Floor Apartment
- Integrated Appliances
- Communal Garden Area
- Council Tax: A
- Leasehold





\*\*\*Asking Price: £37,500 - Over 55's

Situated within a popular retirement development in the heart of Ashby-de-la-Zouch, this well-presented two-bedroom ground floor apartment offers comfortable and low-maintenance living, with the added benefit of communal facilities and an attractive shared garden.

The accommodation opens into an entrance hall providing access to all principal rooms. The bright and welcoming living room offers ample space for both relaxation and dining, while the modern fitted kitchen is thoughtfully designed with a range of storage units and worktop space. There are two bedrooms, with the principal bedroom enjoying fitted storage, alongside a well-appointed shower room.

Residents benefit from access to a range of communal facilities, including a launderette and communal garden, creating a sociable and convenient environment. The development is ideally positioned for easy access to Ashby-de-la-Zouch town centre, with its excellent selection of shops, cafés, amenities and transport links all within easy reach.

Offered on a leasehold basis, pets are permitted, making this an attractive option for those seeking a welcoming and flexible retirement home.

Early viewing is highly recommended to appreciate the accommodation and lifestyle on offer.

\*Additional Information: Pets Allowed, Rent Charge: £402 - New fees: £598.70 per month as of 1st Apr. 2026. Please enquire for further information.

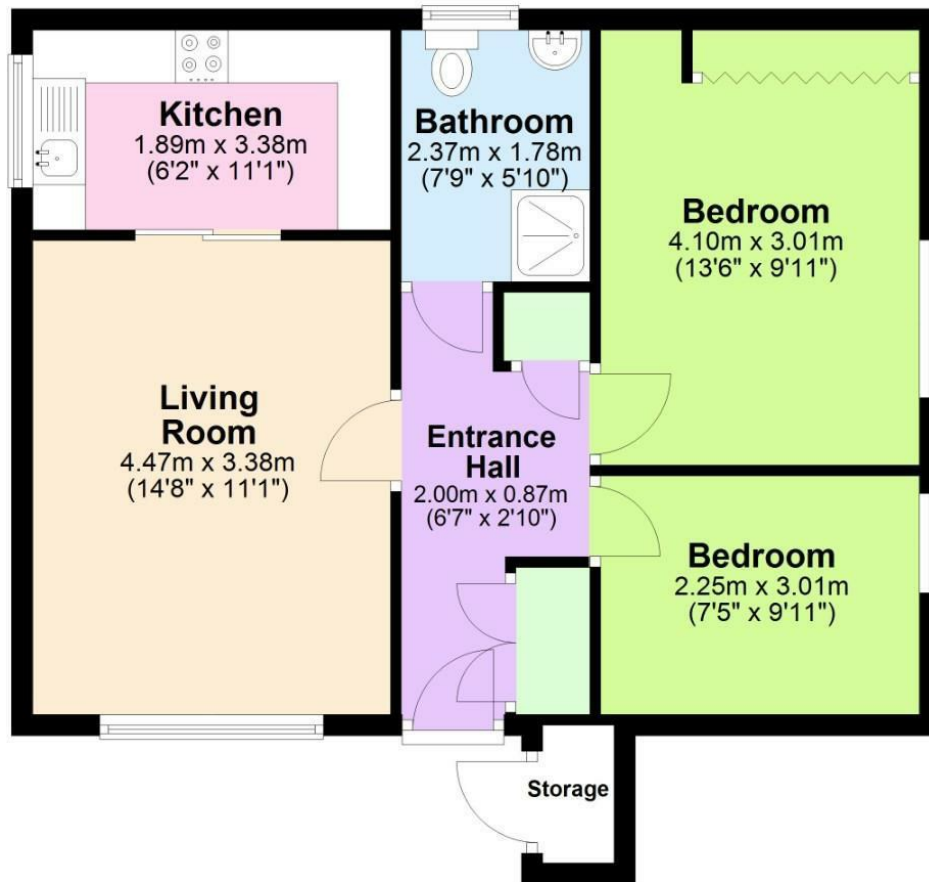
For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5329773](https://reports.sprift.com/property-report/?access_report_id=5329773)

Leasehold - 73 Years remaining.



## Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 sq. feet)



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 76        |
| (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 (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.

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