



8 Loudoun Court South Street

| LE65 1BQ | Offers In The Region Of £130,000

ROYSTON
& LUND

- Ground Floor Flat
- Recently Refurbished Throughout
- Located Off Main High Street In Ashby
- Modern Kitchen & Shower Room
- EPC Rating D
- No Upward Chain
- Allocated Parking Spaces
- Ideal First Home
- Leasehold - 999 years from 1984
- Council Tax Band A





No upward chain - Recently refurbished ground floor flat!

This property comes with allocated parking spaces and would make a perfect starter home or buy to let.

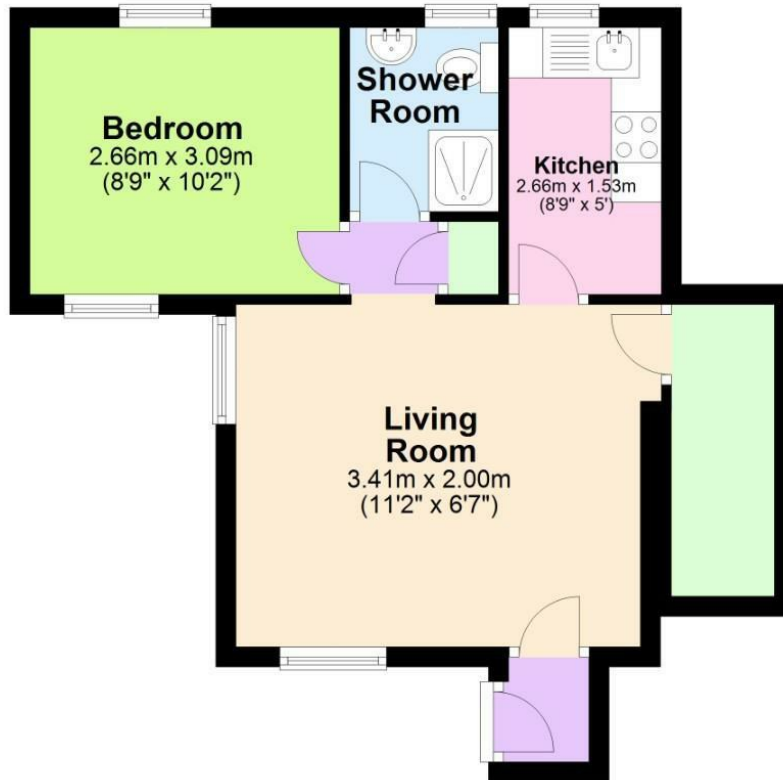
In brief the accommodation comprises an entrance hall, a lounge/diner with large storage cupboard and a fitted kitchen that has an integrated oven, hob and extractor fan with space for further freestanding appliances. There is a good sized bedroom and a three piece shower room consisting of a shower, WC and wash basin.

Ashby de la Zouch, a charming market town in Leicestershire. . For modern needs, Ashby features excellent shopping options, including high street stores and independent boutiques. The town is also well-served by local cafes, pubs, and restaurants, providing a range of dining experiences.

For outdoor enthusiasts, there are plenty of green spaces like the nearby Conkers and the National Forest, offering trails, parks, and activities. The town's excellent transport links to nearby cities such as Leicester and Birmingham make commuting easy.

Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 35.8 sq. metres (385.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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 firms 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		76
(55-68) D	59	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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