



York House Smisby Road

| LE65 2UG | Offers In The Region Of £140,000

ROYSTON  
& LUND

- Offers in the Region of £140,000
- \*\*GREAT LOCATION\*\*
- Well Equipped With Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Viewing Recommended
- \*\*NO UPWARD CHAIN\*\*
- One Double Bedroom Apartment
- Excellent Opportunity For First Time Buyers
- Excellent Transport Links
- Leasehold Council Tax Band - A /EPC Rating - D





Offers in the region of £140,000

Royston and Lund are delighted to bring this one bedroom, first floor apartment set just on the outskirts of Ashby De La Zouch. Situated close by to numerous amenities such as local shops, pub, restaurants and independent stores that Ashby market town has to offer. Not to mention having excellent transport links to neighbouring towns via the M42. This apartment would be an excellent fit for a first time buyer or working professionals.



Interior accommodation comprises of a spacious hallway upon entry which lends itself to the main reception room being the kitchen dining room positioned at the end of the hallway. Kitchen appliances range from a built in fridge and freezer, oven, hob and extractor fan, along with an integral dishwasher. The adjoining dining and living area is a great space with more than enough room to accommodate family and friends.

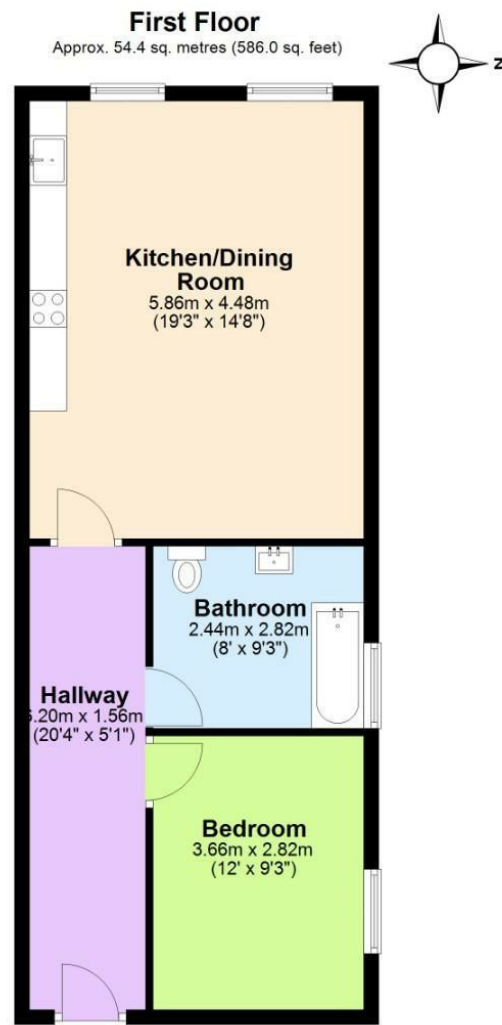
The bedroom is a generous sized double and has access to a spacious three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

To the rear of the complex there is an allocated car parking space.

Annual Service Charge: £830.00 (Subject to change).

Length Of Lease: 999 years

Years Left On Lease: 996



Total area: approx. 54.4 sq. metres (586.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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