



209 Ashby Road, Coalville, Leicestershire. LE67 3LD

£160,000 Leasehold

SOLD STC



PROPERTY DESCRIPTION

GROUND FLOOR APARTMENT! Reddington Sales & Lettings are pleased to bring to market this SPACIOUS, 2 DOUBLE BEDROOM ground floor apartment, which is very conveniently located within a minutes commute of Coalville town centre. The property is being sold with NO UPWARDS CHAIN and has NO SERVICE CHARGES OR GROUND RENT. The accommodation comprises; entrance hall, 2 double bedrooms, modern bathroom, kitchen/diner and lounge with French doors leading out to the rear. To the rear of the property, there is a single garage and off road parking for 1 car along with ample visitor parking.

EPC rating C, Council tax band B. Tenure- Leasehold, 900+ years remaining.

FEATURES

- Ground floor apartment
- Spacious accommodation
- 2 double bedrooms
- Modern bathroom
- Garage and off road parking
- Visitor parking
- Low maintenance rear courtyard
- Ideal first time buy/buy to let
- Tenure- Leasehold. 900+ years remaining
- NO SERVICE CHARGES OR GROUND RENT
- EPC C
- Council Tax Band B



ROOM DESCRIPTIONS

Entrance Hall

A welcoming and spacious entrance hall. With ceiling pendant lighting, heating radiator, ceiling pendant lighting and access to both bedrooms, bathroom, airing cupboard and kitchen/diner.

Kitchen/Diner

A very large kitchen space fitted with a selection of wall and base units with worktop over. Brand new unused integrated electric oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, dual aspect uPVC double glazed windows, dual ceiling pendant lighting and carpeted.

Lounge

A bright and spacious lounge area with uPVC double glazed French doors leading out to the rear courtyard, separate storage cupboard, heating radiator, ceiling pendant lighting and carpeted. Double doors leading through into the kitchen.

Bathroom

A modern bathroom fitted with a very large walk in shower with wall mounted mains shower and shower screen, low level WC, hand wash basin, wall mounted heated towel rail, ceiling extractor fan, vinyl herringbone style flooring and ceiling pendant lighting.

Bedroom 1

Good sized double bedroom with uPVC double glazed window to the rear, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

Good sized double bedroom with uPVC double glazed window to the front, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Rear Courtyard Garden

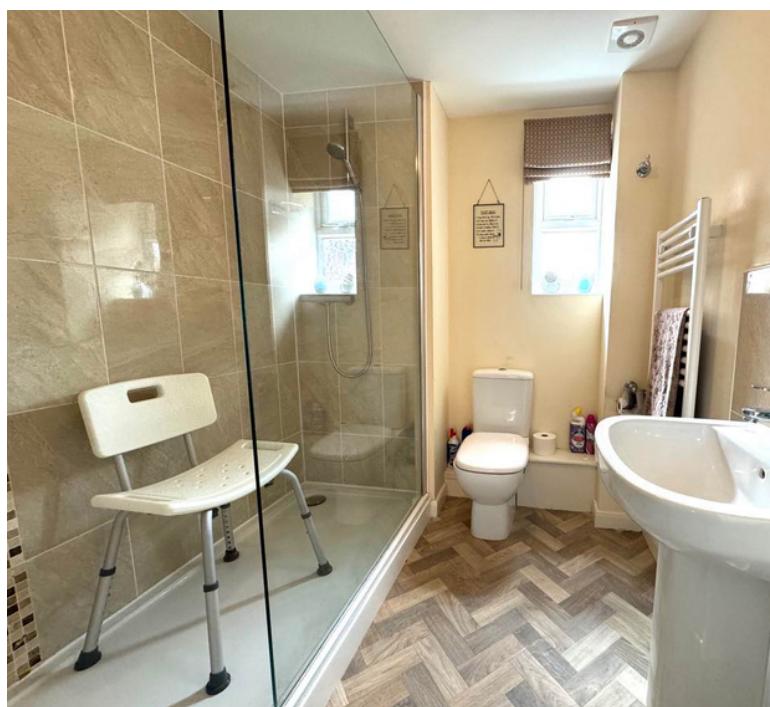
To the rear is a good sized, low maintenance slabbed courtyard garden. With fenced boundaries and gated access to the back where the garage and parking is located.

Garage & Driveway

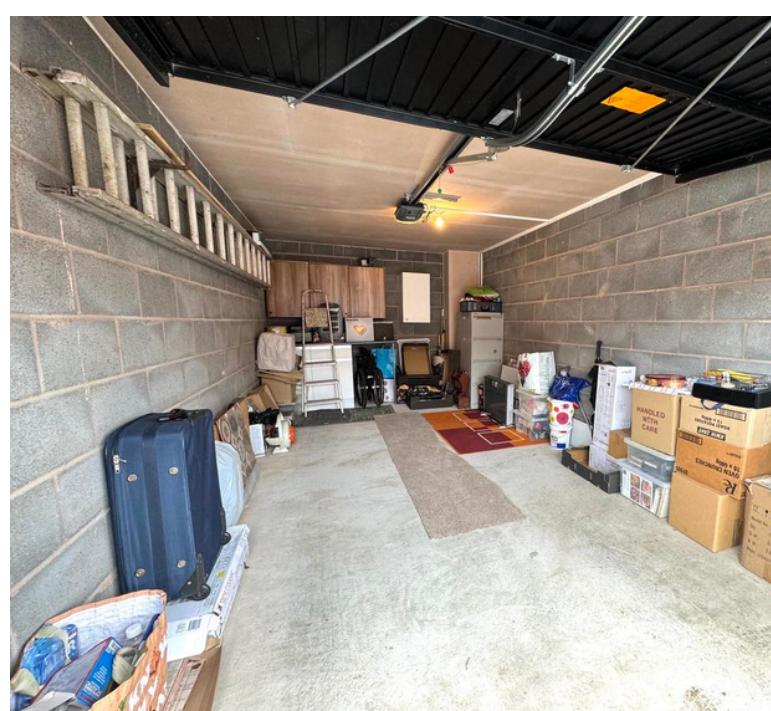
Single, brick built garage (middle of three) with up and over front door and inside has power and lighting. Tarmac driveway to the front provides off road parking for 1 car. There are 3 further visitor parking spaces. Access to though to the front of the property is through secure gated and coded gates.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 15mbps, 80 mbps, ultrafast 1000mbps) Mobile strengths are full strength for O2 and Vodafone, medium strength for EE and weak strength for Three.

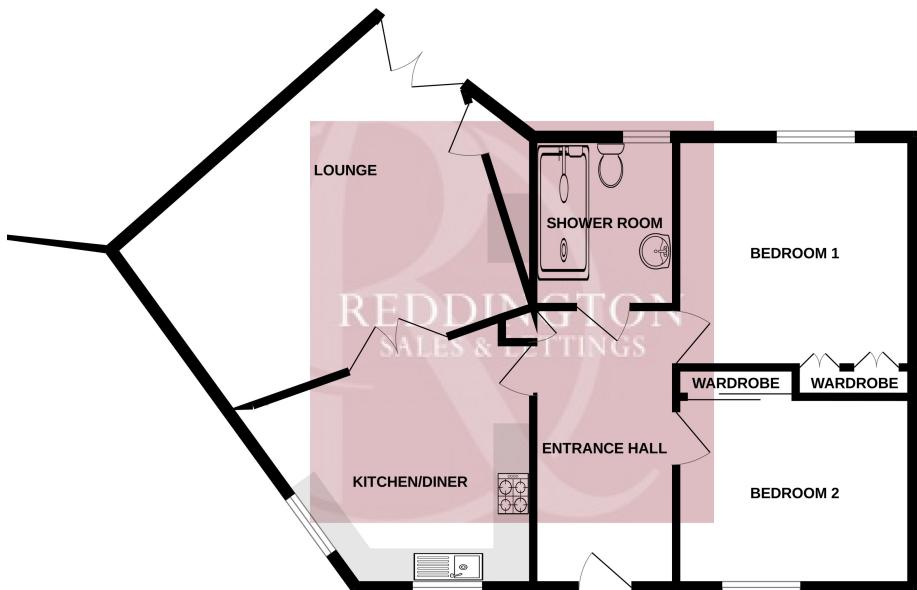






FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of distances, areas and fittings are approximate and may be subject to change. We accept no responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC