





Presenting a captivating two-bedroom apartment on the second floor, located in the sought-after town of Ashby de la Zouch. This property offers easy access to a variety of local amenities and transportation options. Boasting two spacious bedrooms, a generous kitchen-living-dining area, a contemporary shower room, and a private gated courtyard with designated parking, this apartment offers both style and convenience.



## Accommodation

An inviting communal entrance hallway greets you with a security-controlled intercom system and a staircase that leads to the top floor, where this apartment awaits.

### Entrance hall

With wall mounted electric heater, airing cupboard, storage cupboard and doors leading off to:

### Kitchen

With a selection of matching wall and base units, having a Corian work surface, four ring Smeg hob with matching extractor over and Smeg electric oven below, integrated dishwasher, fridge freezer and washing machine, single sink with mixer tap over and a double glazed window to the side elevation.

### Lounge diner

With wall mounted electric heater, double glazed window to the side elevation and an opening leading to the kitchen.

### Master Bedroom

With a wall mounted electric heater and a double glazed window to the front elevation.

### Bedroom Two

With wall mounted electric heater and a double glazed window to the front elevation.

### Shower Room

With a three piece suite comprising: double walk in shower with gravity rain shower over with handset,



wash hand basin with mixer tap, low level wc, heated ladder towel rail and tiled splash backs.







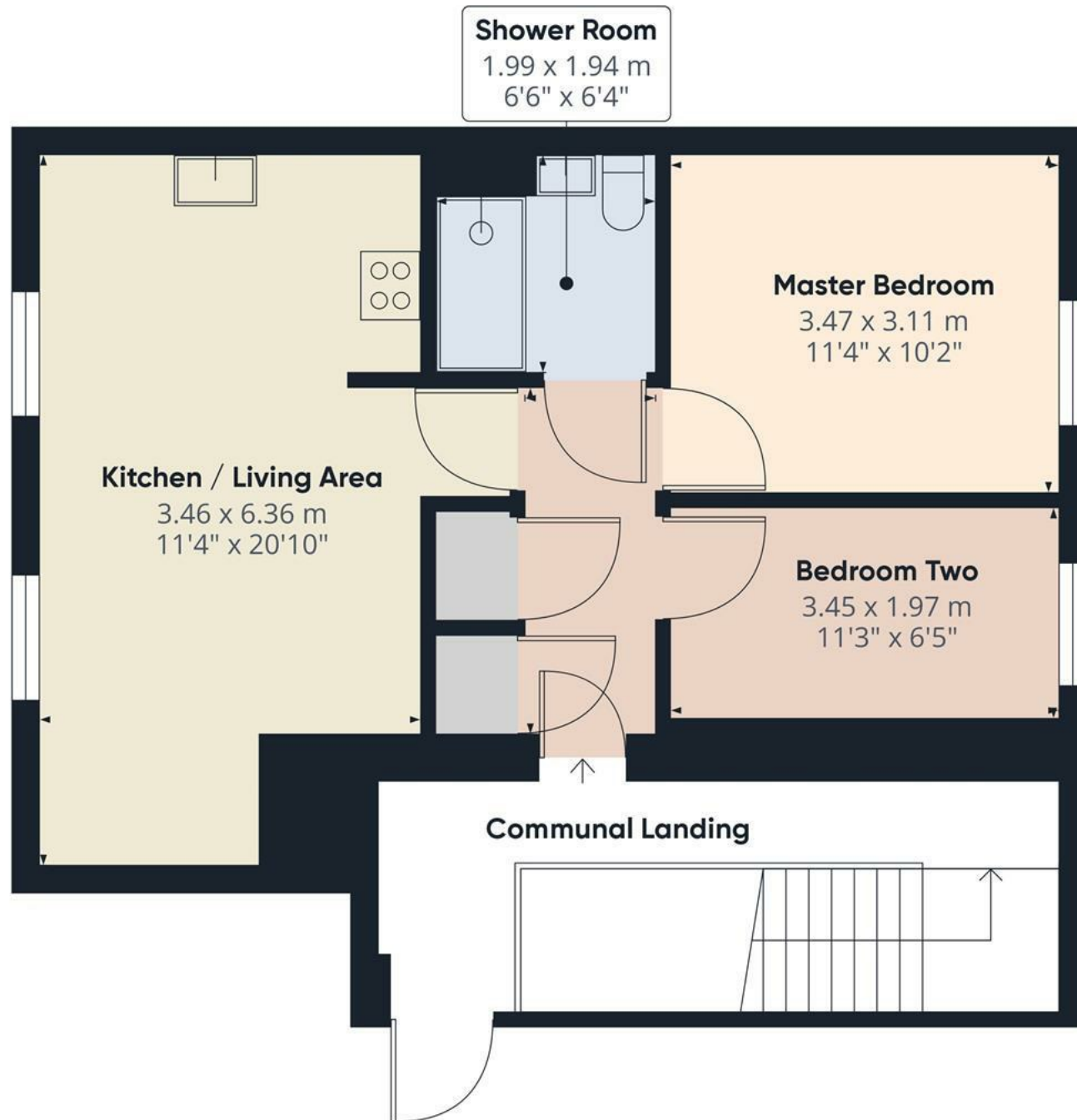












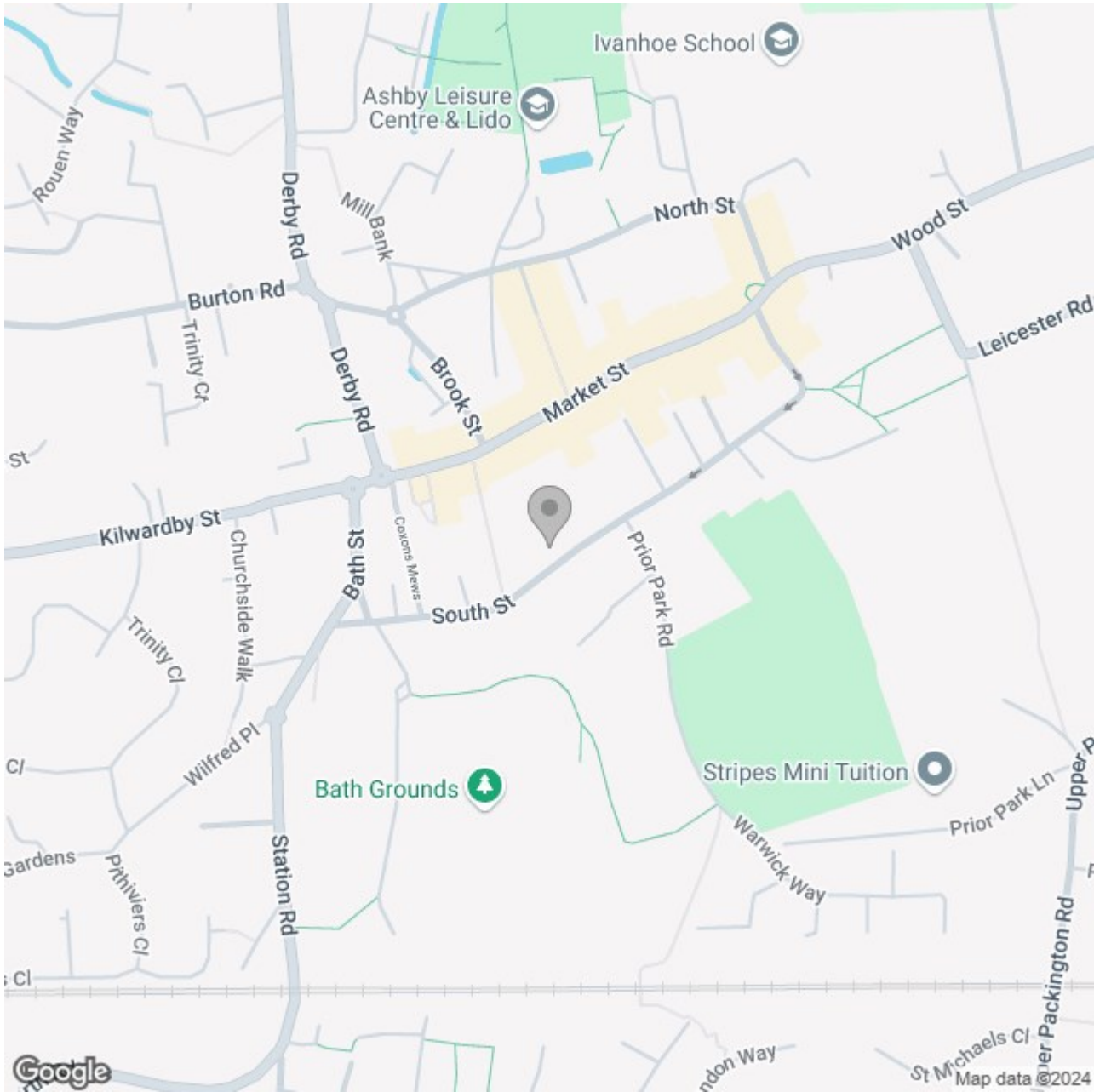
Approximate total area<sup>(1)</sup>  
47.38 m<sup>2</sup>  
509.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





### 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>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	