



R
12 Cliftonthorpe

| LE65 2US | Guide Price £230,000

ROYSTON
& LUND

- Guide Price £230,000 to £240,000
- Situated in the Historic Cliftonthorpe Hall
- Brick Domed Ceilings Throughout
- Open Planned Lounge/Diner
- Council Tax Band C, EPC Rating C
- Two Bedroom Basement Apartment
- Approached via a Private Driveway, Surrounded by Countryside
- Modern Kitchen with Built in Appliances and Soft Pelmit Lighting
- Leasehold (99 years remaining)
- Management Fee *Service Charge £4,623.24 per annum in 2024/25*





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Royston & Lund are delighted to bring to the market this unique, two-bedroom basement apartment in the historic Cliftonthorpe area of Ashby-de-la-Zouch. Located up a private driveway; Cliftonthorpe Hall is a private gated development and the basement is situated with the main building of the hall. Surrounded by countryside offering peace and seclusion.

The apartment has wonderful features including brick domed ceilings throughout. The kitchen has been fitted with a range of high-quality units with integrated appliances including a hob, oven, dishwasher, washing machine, fridge and freezer. Complimented by soft pelmet lighting giving a warm atmospheric aura. Windows bring natural light into the room. The kitchen opens into a dual aspect dining area and lounge with area for office space. There is a hallway that leads back to the entrance hall.

There are two double bedrooms, the main bedroom has built-in wardrobes. There is a good-sized four-piece modern bathroom.

The communal grounds are extensive and well maintained. There is a good community at Cliftonthorpe including regular get-togethers for the residents. The apartment comes with a garage, parking for one vehicle and plenty of parking for visitors.

Service Charge £4,623.24 per annum in 2024/25



Ground Floor

Approx. 98.8 sq. metres (1063.5 sq. feet)



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) 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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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