



3 Royal Mews, Station Road, Ashby de la Zouch, Leicestershire, LE65 2GJ

HOWKINS &
HARRISON

3 Royal Mews, Station Road,
Ashby de la Zouch,
Leicestershire, LE65 2GJ

Asking Price: £297,500

A superb, two storey, duplex town centre, Penthouse apartment with glass framed balcony. Situated in the hub of the popular market town of Ashby. Offering 'ready to move into' modern accommodation with secure entry phone systems and twin allocated, secure, gated parking. The apartment incorporates over 500 sq. ft of open plan, living/dining and kitchen space with balconies to both front and rear elevations, two double bedrooms including master en-suite and family bathroom.

Features

- Superb duplex penthouse apartment
- Private parking and gated access
- Town centre location
- Principal balcony overlooking historic grounds
- Approximately 500 sq.ft of open plan living
- Two double bedrooms including master en-suite
- Modern fitted bathroom
- Viewing highly recommended



Royal Mews

Completed in 2008, a prestigious development by award winning developers 'living by d'zign' consisting of 57 luxury apartments 17 x 1 bedroom, 33 x 2 bedroom with one allocated parking space each and 7 x duplex Penthouses with roof terrace and two allocated parking spaces. Approached via coded electric gates offering secure parking. All apartments are fitted with state of the art video entry systems providing a safe and secure environment.

Location

Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway with excellent road links south west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midlands Airport at Castle Donington.

The town boasts a wealth of main brand high street names including Boots and WH Smith and associated banks, building societies and boutique shops offering a selection of shopping opportunities. Located centrally to the town is a leisure centre with both indoor and outdoor lido, popular schooling including four primary schools, middle school and Ashby School with associated sixth form and boarding facilities. Elsewhere the town enjoys local supermarkets and associated stores including a recently completed M&S Food Hall.



Accommodation Details

Entrance to the development is via secure, intercom vehicle and separate potential pedestrian access, leading to the glazed, vaulted, atrium with both lift and staircase access. The apartment accessed from second floor landing, leads to an inner hallway, having built-in under stairs and cloakroom storage, access to the master bedroom with a full range of built-in floor-to-ceiling wardrobes and matching bedroom furniture. There is a delightful Juliet balcony to the front elevation and an en-suite shower room. There is also a second double bedroom also with Juliet balcony and a modern bathroom /WC.

A further staircase then rises to the first floor, open plan living space, incorporating kitchen area with island unit having a range of integrated appliances; dining area and sitting area, benefiting from full length floor to ceiling windows and matching Patio doors onto the large front facing balcony with glass veranda overlooking the historic Royal Hotel and Bath grounds. plus to the rear, a further glazed door leads to the rear south-west facing balcony.





Outside

Outside, within the communal gardens and grounds there are two designated, private parking bays together with ample visitor and disabled spaces, access to a communal bike store and maturing landscaped grounds leading onto station Road and town centre amenities.

Additional Information

Tenure & Possession

The property is leasehold with vacant possession being given on completion. We are advised that there is currently 111 years left on the lease.

Annual Charges

Ground Rent, currently £264 per annum

Service Charges, currently £1196 per annum

Agents Note

Royal Mews has a small section of cladding and requires some remedial work to comply with the issue of a EWS1 form in accordance with requirements following Grenfell. The works have been identified and the managing agents are hoping to commence minor remedial work later this year 2022. In the meantime this should not affect any mortgage applications as the EWS1 form is for buildings only needing minor remedial work and this covers the Royal Mews.

A superb ready to move into
Penthouse apartment, close to
excellent town centre amenities
and commuter links.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

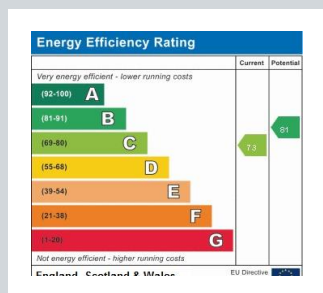
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - C



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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