



14 Cliftonthorpe, Ashby de la Zouch, Leicestershire, LE65 2US

**HOWKINS &
HARRISON**
INCORPORATING ANDREW JOHNSON

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Ashby de la Zouch,
Leicestershire, LE65 2US

Guide Price: £250,000

Converted from an impressive Victorian mansion this spacious approx 1000 sq ft two bedroom ground floor executive apartment has been formed and created by renowned local architects 'David Granger' in association with Lychgate Homes. The property accessed from private roads with secure gated gardens and grounds briefly comprises, reception hall, large open plan living room with kitchen, two generous double bedrooms including master bedroom with en-suite and a family bathroom. Outside there is a garage, communal parking.

Features

- No upward chain
- Luxury ground floor Victorian apartment
- Approx 1000 sq ft living accommodation
- Tastefully converted apartment block
- On the fringe of Ashby town centre
- Superb open plan living room
- Granite topped kitchen with built in appliances
- Gated gardens, grounds, garage and parking



Location

The historic market town of Ashby de la Zouch has links back to Roman times. 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 Midland Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.



Accommodation Details

Private steps rise to the arched entrance door with traditional timber panel entrance door which leads into a delightful spacious reception hall featuring decorative pillars, 10ft high ceilings and coving with further archways off to lobby with built in sliding door cloakroom cupboard. Overlooking the side elevation and views towards the nearby Equestrian centre and paddocks is the principall bedroom which is fitted with an extensive range of built in floor to ceiling sliding double door wardrobes, coved cornice and doorway off to an inner lobby which in turn connects with the en-suite shower room. Overlooking the front elevation benefiting from a triple aspect also enjoying views to the side elevation and paddocks beyond is the second generous double bedroom again with 10ft high ceilings, covings and double glazed windows.

The living accommodation is dominated by a large open plan 320 sq ft living room with twin windows to the front elevation, covings and mouldings with arching into the granite topped kitchen which is fitted with an extensive range of solid oak base and wall units integrating modern appliances, arched framed double glazed windows to the rear courtyard gardens and grounds.





Gardens and grounds.

The extensive gravelled parking apron to the front of the building is entered via tall security gates. There is a single garage with electrically operated door, additional parking space and visitors spaces, garages also have the added benefit of electrical supplies.

Cliftonthorpe

Forming part of the Clifton Hall development, carefully conceived by local architects 'David Granger architects, constructed by Lychgate Homes, a beautifully set and appointed two bedroom ground floor Victorian apartment set within elegant courtyard grounds and manicured gardens with a central bandstand and views over adjacent paddocks.

Cliftonthorpe is discreetly tucked away off a long private road on the outskirts of Ashby town centre, approx 1 mile from the town centre, offering a range of local amenities together with excellent road links to the A42 and connection links via M42 and M1 to east midland conurbation. The Grade 11 listed former mansion house dates back to approx 1870, No 14 is one of the few properties enjoying independent private access with views both to the front and rear courtyard gardens.





Service Charge

There is a annual Service Charge, amounting to £3500 for 2019/20. In addition to the usual and obvious inclusions, it also extends to include the building insurance, nominal ground rent & all external routine apartment specific decoration costs.

Viewing Arrangements

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

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. This apartment is served by LPG gas.

Local Authority

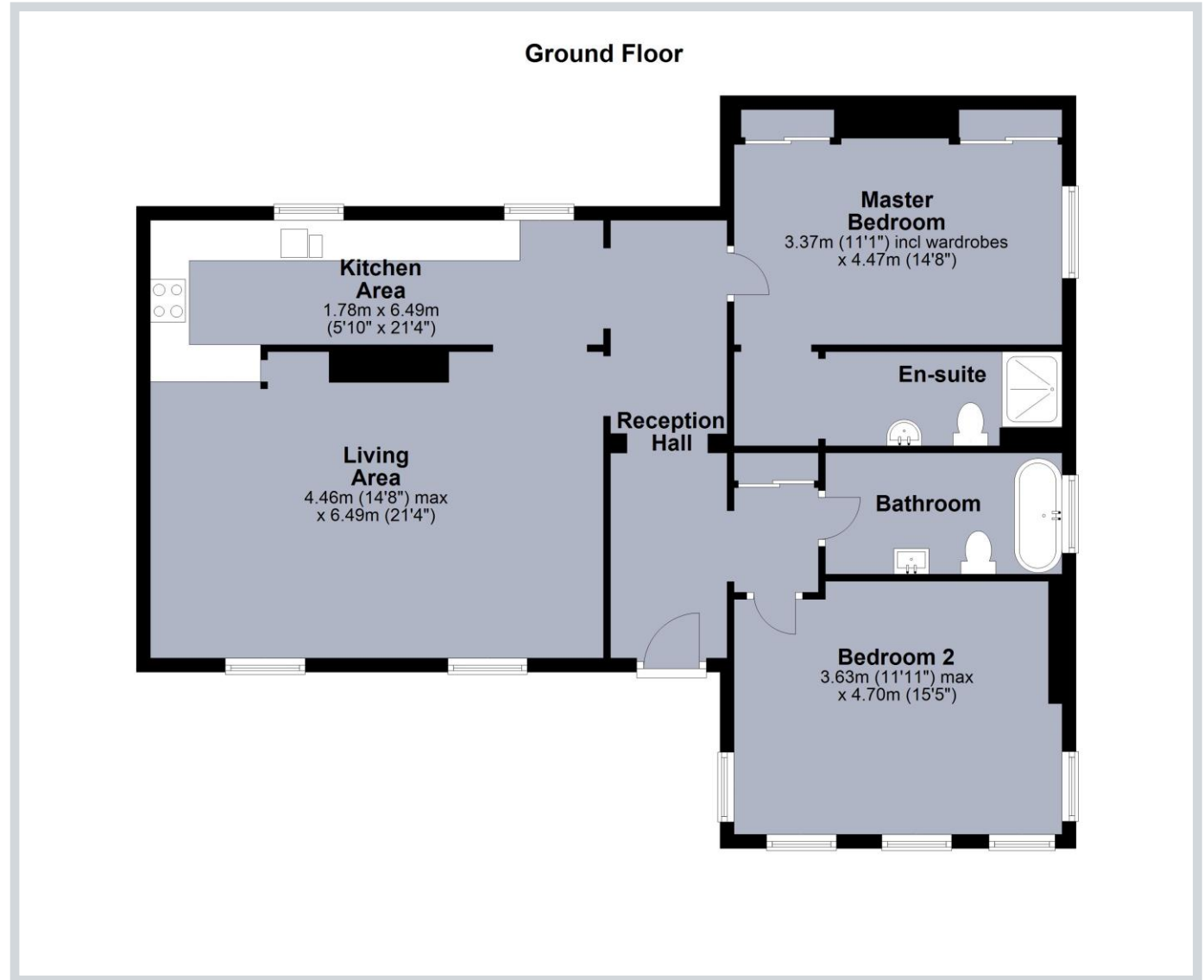
North West Leicestershire District Council - 01530 454545

Council Tax

Band – C

Energy Rating

Exempt – Grade 11 listed



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.

Howkins & Harrison

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