



Royal Mews, Ashby de la Zouch, Leicestershire, LE65 2GJ

HOWKINS &  
HARRISON



Royal Mews,  
Ashby de la Zouch,  
Leicestershire, LE65 2GJ

Asking Price: £200,000

Located in the hub of the popular market town of Ashby, is this substantially refurbished second floor apartment. Situated on the prestigious Royal Mews development, occupying an enviable corner plot the property offers generous living accommodation in the form of an open plan living/dining/kitchen, two good sized bedrooms, an en suite to the principal bedroom and a three piece main bathroom. Externally there is secure gated parking to the rear and a private balcony.

Offered to the market with no upward chain, viewing is highly recommended to fully appreciate the size and location.

#### Features

- Renovated to a high standard throughout
- Open plan living/dining/kitchen with a newly fitted kitchen
- Two bedrooms, one with en-suite shower room
- Secure off road parking
- Prime town centre location, close to amenities
- No upward chain

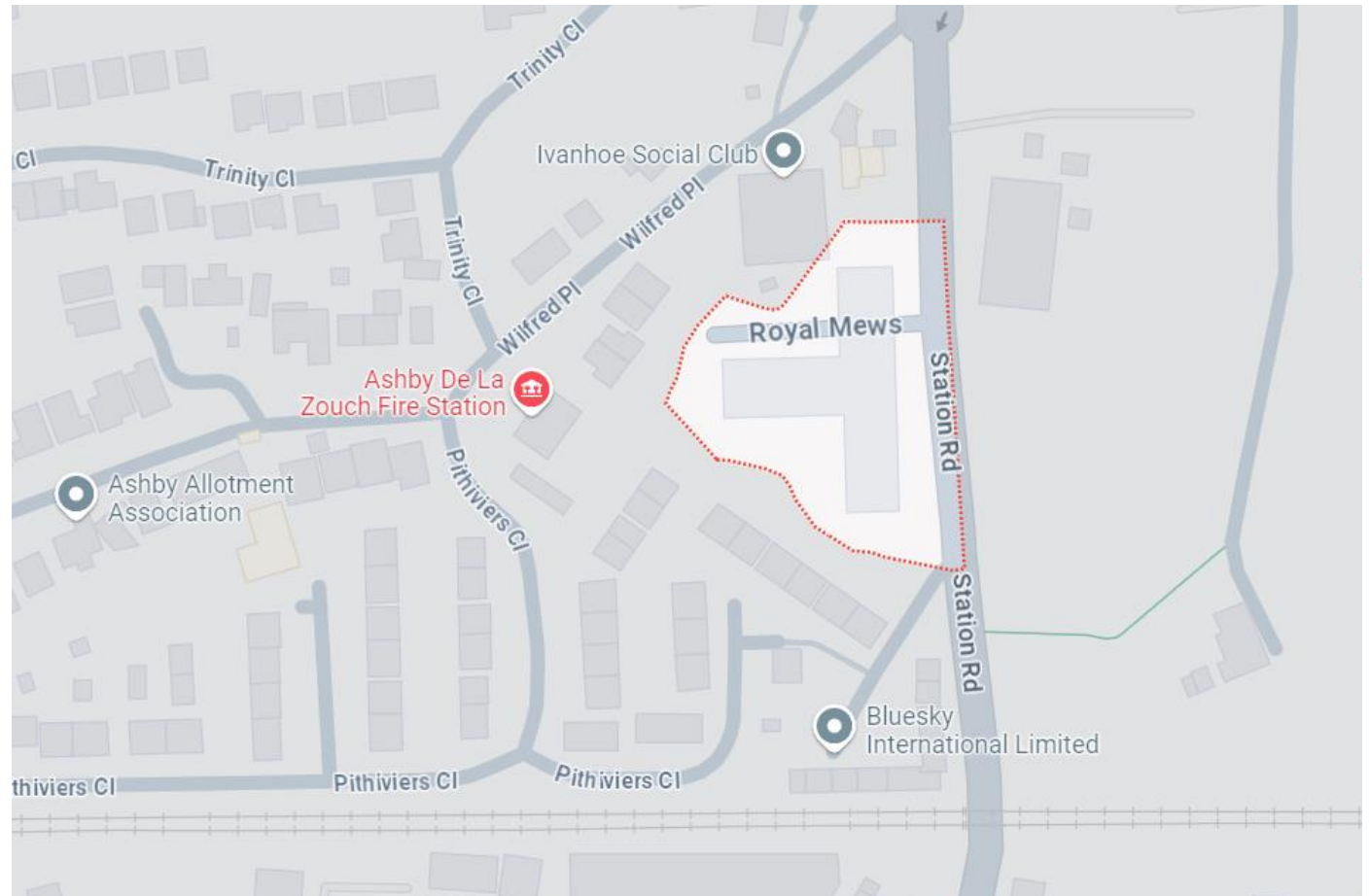


## Location

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.

## 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.



## Accommodation Details

The apartment is accessed from second floor landing, entered via a secure, intercom system. From the entrance hallway doors lead into all of the living accommodation whilst a small cloakroom provides adequate storage. To the left you will find a large open plan living/dining/kitchen with patio doors that lead out onto a private balcony. To the right are two good sized bedrooms, the principal of which has the added benefit of its own en suite shower room. To complete, a modern three piece bathroom services the second bedroom.







## Outside

Outside, within the communal gardens and grounds you will find designated, private parking bays together with ample visitor and disabled spaces, access to communal, maturing landscaped grounds which lead onto Station Road and town centre amenities.



## Tenure & Possession

The property is leasehold with vacant possession being given on completion. We are advised that there is currently **108** years remaining on the lease.

Charges Applicable as at March 2025

Annual Ground Rent - £295.40

Annual Service Charge - £1,641.11

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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.

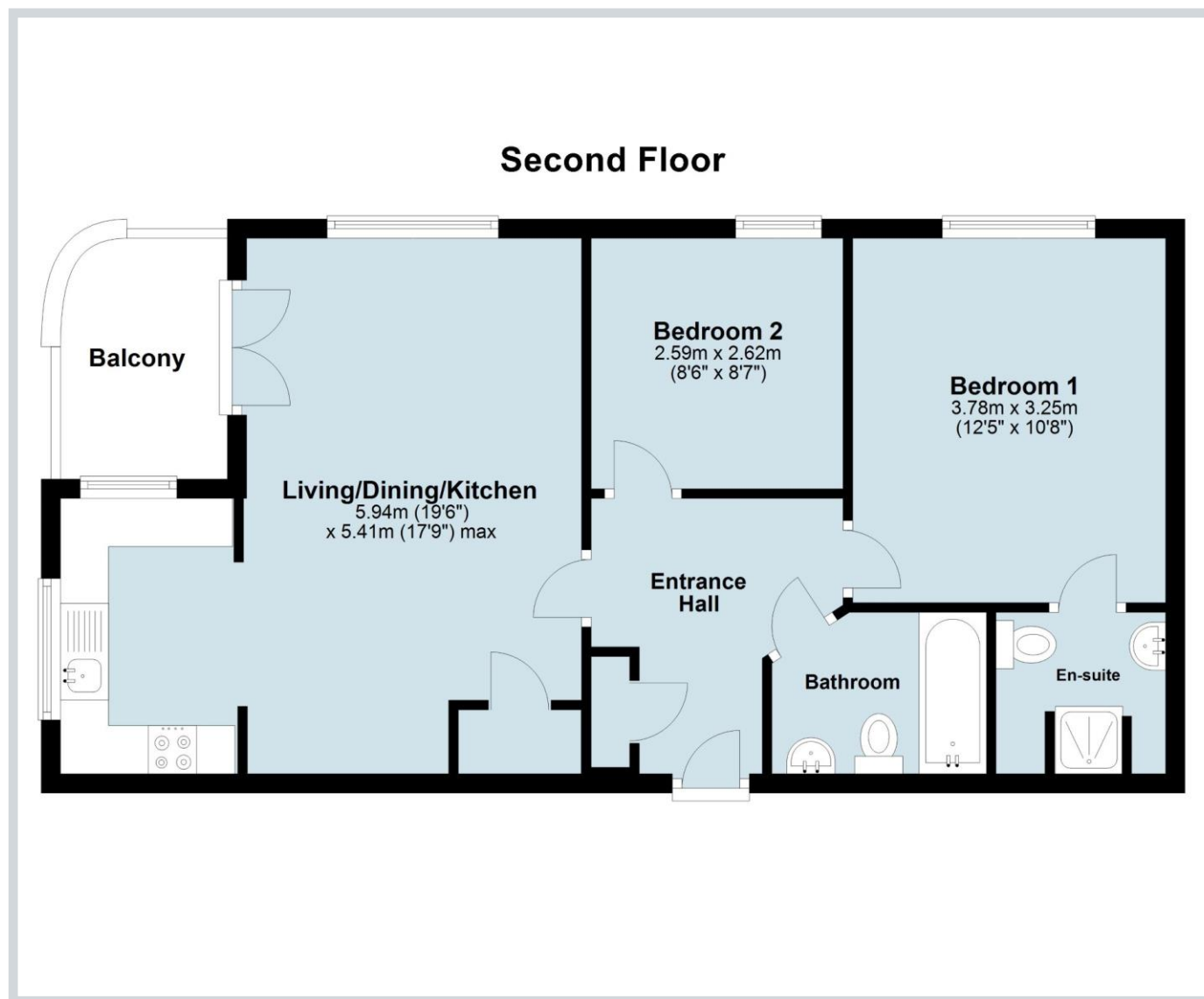
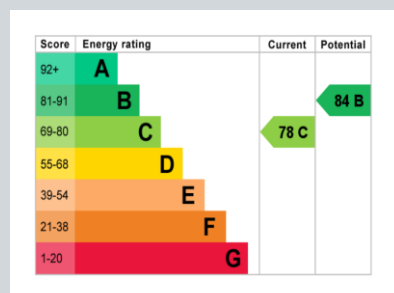
## Services

Mains water, drainage, electricity and broadband are connected to this property. The central heating system is via electric heaters.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax – Band B



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

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
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