



Royal Mews,

Ashby-De-La-Zouch, Leicestershire, LE65 2GJ

£149,500



**** GROUND FLOOR APARTMENT **** Completed in 2008 to a high specification, this superb one double bedroomed ground floor apartment is located within the prestigious Royal Mews close to the town centre and benefits from a security entry system, parking and outside courtyard patio. The well-presented apartment has good-sized accommodation briefly consisting of: a secure door opening into the communal entrance hall, a private inner entrance hall, walk-in airing cupboard, lounge open plan to the fitted kitchen area with integrated appliances, a double bedroom and a stylish bathroom. We anticipate a high degree of interest in this property and respectfully suggest booking a viewing at your earliest convenience!

ASHBY - The Location

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

THE APPROACH

The apartments at Royal Mews in Ashby are accessed via tall wrought iron gates controlled by a coded security entry system and hand-held remote. There is an extensive parking area and bin storage area concealed behind doors. A secure front door opens into the communal entrance hall which has electric heating and sensed lighting.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With a laminate floor, electric heaters, telephone security system, storage cupboard with an immersion tank, another separate storage cupboard and doors to all rooms.

OPEN PLAN LIVING/KITCHEN/DINER

20'4" x 12'9" (6.20 x 3.90)

Fitted with a range of base units with matching wall cupboards, laminated worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a four ring electric hob and an extractor hood overhead. Other features include an integral washer/dryer, fridge freezer, a freestanding dishwasher, tiled splashbacks, an extractor fan, smoke detector, a laminate floor, TV aerial point, an electric heater and UPVC double glazed front doors.

DOUBLE BEDROOM

14'4" x 9'9" (4.37 x 2.99)

With an electric heater, a TV aerial point and UPVC double glazed doors to the front elevation.

STYLISH BATHROOM

7'3" x 5'8" (2.22 x 1.73)

Comprising: a panelled bath with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A tiled floor, tiled walls, an extractor fan and electric shaver points.

OUTSIDE

FRONT GARDEN

With a gravel seating area having a path to the patio doors.

ALLOCATED PARKING

There is an allocated off road parking for one car in front of the property.

AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: A

HOW TO GET THERE

From our NEWTON FALLOWELL office in the heart of ASHBY-DE-LA-ZOUCH: Turn left into Market Street. Left at the second mini-island into Bath Street. Continue under the railway bridge. The entrance to the apartments can be found in a short distance on the right hand side - opposite The Royal Hotel. There is NO 'For Sale' board. POST CODE for SATNAVS: LE65 2GL.

PLEASE NOTE:

SERVICES: All mains are connected. Except gas. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Leasehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

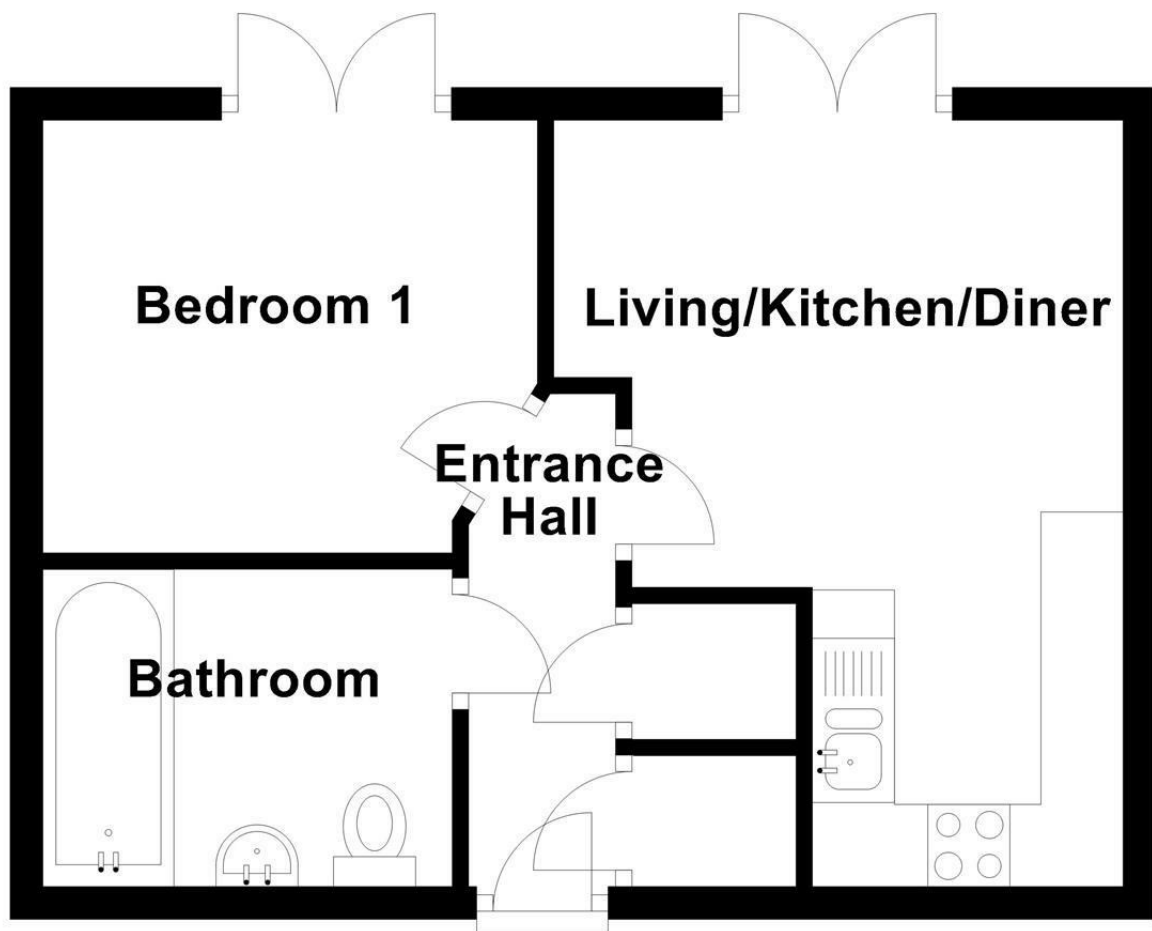








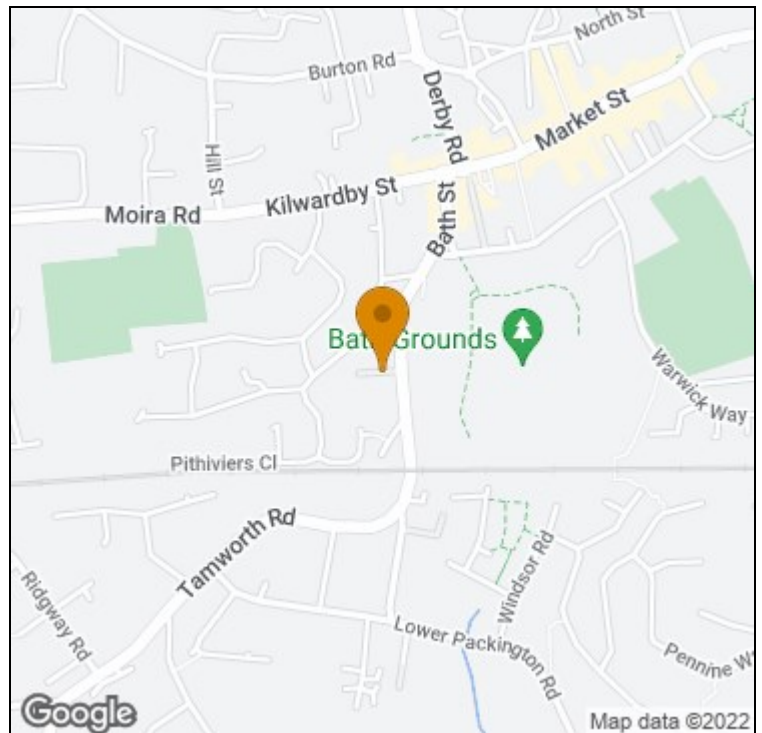
Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales		
EU Directive 2002/91/EC		

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		
EU Directive 2002/91/EC		



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