



Royal Mews, Ashby-De-La-Zouch



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Leasehold

£145,000



Key Features

- One Bedroomed Ground Floor Apartment
- Open Plan Living/Kitchen/Diner
- Stylish Bathroom
- Allocated Parking
- Close To Town Centre
- High Specification
- EPC rating U





**** GROUND FLOOR APARTMENT **** Completed in 2008 to a high specification, this superb one double bed roomed 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, alarm keypad, storage cupboard with an immersion tank and doors to all rooms.

OPEN PLAN LIVING/KITCHEN/DINER

6.53 x 3.18 reducing to 2.79

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 and dishwasher. An extractor fan, smoke detector, part tiled/ laminate floor, TV aerial point, an electric heater and double glazed French doors.

DOUBLE BEDROOM

3.51x2.84

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

STYLISH BATHROOM

2.23x1.71

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, heated towel rail, an extractor fan and electric shaver points.

OUTSIDE

FRONT GARDEN

With a paved patio seating area and gravelled borders.

ALLOCATED PARKING

There is allocated off road parking for one car behind electric gates.

AND FINALLY...

COUNCIL TAX BAND

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

HOW TO GET THERE

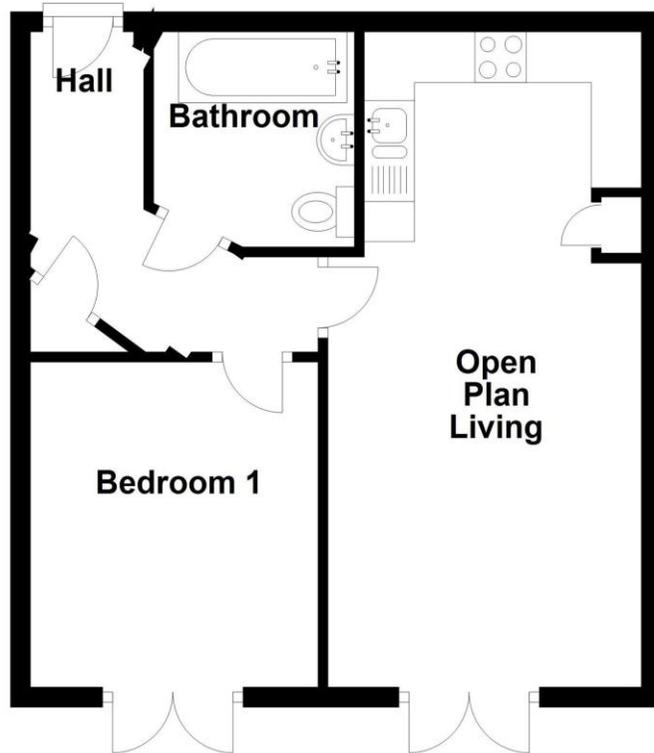
Postcode for sat navs: LE65 2GJ

PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan

Ground Floor



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