



Knights Mews, Ashby-De-La-Zouch



Leasehold

£280,000



### Key Features

- Two Double Bedroomed First Floor Apartment
- Converted by Lychgate Homes
- High Specification Throughout
- Open Plan Living
- Modern Fitted Kitchen by Charnwood
- Master Bedroom With Built In Wardrobe
- EPC rating C







The location couldn't be better. Nestled in the historic market town of Ashby-de-la-Zouch, this luxury apartment on Knights Mews offers an unmatched blend of modern comfort and historical charm. Situated within the Grade II listed conversion of what was once The Fallen Knight Hotel and Restaurant is part of the prestigious conversion by Lychgate Homes, this unique property perfectly balances contemporary living with a nod to its rich heritage. From its central location, residents will have the vibrant town centre and its array of amenities right at their fingertips.

As you step inside, you'll be greeted by the spacious and open plan living area, finished to a high standard. The dual aspect windows fill the room with natural light, creating a warm and inviting atmosphere. Spread across 893 sqft, this apartment ensures ample space for comfortable living and entertaining.



The two double bedrooms offer plenty of space, the master bedroom boasts bespoke fitted wardrobes by Charnwood. The four-piece bathroom suite by Porcelanosa is elegantly finished with contrasting splashbacks, bringing a touch of luxury to your daily routine.

The kitchen is a chef's dream, with high specifications throughout. The luxury fitted kitchen by Charnwood is complemented by integrated Miele, Smeg and Bosch appliances, including a four-ring induction hob, dishwasher, fridge freezer, oven/grill and washer/dryer. Quartz worktops add a touch of elegance, while the feature Georgian window and high ceilings add a bright and airy atmosphere. The open plan living area seamlessly connects to a spacious dining area perfect for entertaining and a snug lounge area overlooking Our Lady of Lourdes Catholic Church.



Step outside and you'll find a paved residential courtyard area perfect for outdoor entertaining and an evening tipple as well. The landscaped garden area offers a tranquil escape, with seating and various mature shrubs. For added convenience, there is allocated parking for one car within the complex with CCTV in place.

Ashby-de-la-Zouch is renowned for its picturesque scenery and robust local community. Surrounded by the scenic beauty of the National Forest, the town provides a perfect mix of rural tranquillity and urban convenience, ideal for nature enthusiasts and those who appreciate outdoor activities. Stroll along the charming streets, visit the nearby Ashby Castle, or enjoy beautiful walking trails - all of which contribute to the exceptional quality of life here.

Don't miss out on this fantastic opportunity. Contact our team today to secure your private viewing of this exquisite first floor luxury apartment in Ashby-de-la-Zouch.

## ACCOMMODATION

### LOUNGE AREA

3.97 x 3.88

### DINING AREA

3.92 x 3.75

### MODERN FITTED KITCHEN

3.86 x 3.26

### BEDROOM ONE

3.90 x 3.66

### BEDROOM TWO

3.88 x 2.66

### BATHROOM

2.55 x 1.87

### LEASEHOLD INFORMATION:

999 years from 1 March 2021

### SERVICE CHARGE INFORMATION:-

An annual service charge of £415.00 which includes buildings insurance

### HOW TO GET THERE:-

Postcode for sat navs: LE65 2FQ

### COUNCIL TAX BAND:-

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

### 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.

