



## 23 Royal Mews, Station Road, Ashby-De-La-Zouch, Leicestershire, LE65 2G Guide Price £215,000

Enjoying true town centre living in the heart of the popular market town of Ashby-de-la-Zouch, this well presented ground floor apartment forms part of the sought-after Royal Mews development, a purpose-built scheme offering secure gated access and a safe, well-maintained environment. Offered to the market with no upward chain, the apartment occupies a prime position within easy walking distance of Ashby's wide range of amenities. The accommodation is arranged around a central hallway and includes a bright open-plan living room and kitchen, two bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom and useful storage. The development itself enjoys communal hallways and lift access to all levels, while externally there is secure allocated parking, visitor spaces and well kept communal grounds.

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

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## LOCATION

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.

## 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 entered via a communal hallway, with a private front door opening into a central hall that provides access to all accommodation and includes useful storage.

Straight ahead, the open plan living room and kitchen forms a bright and well-proportioned main living space. The living area comfortably accommodates seating and dining furniture and benefits from glazed double doors opening out, allowing good natural light. The kitchen area is clearly defined and fitted with a range of units and integrated appliances, arranged to one side of the room.

Returning to the hallway, bedroom one is a well-sized double room and enjoys the benefit of its own en-suite shower room, fitted with a modern white suite.

Bedroom two is also a double room, offering flexibility for guests, home working or additional storage.

Completing the accommodation is the bathroom, fitted with a contemporary suite and positioned off the hallway for convenient access from all rooms.

## OUTSIDE/COMMUNAL AREAS

Outside, within the communal gardens and grounds there are designated secure off street private parking bays together with ample visitor and disabled spaces, access to a communal bike store and maturing landscaped grounds leading onto Station Road and town centre amenities.

## MAINTENANCE/SERVICE CHARGES

Service Charge - £820.56 per annum

Ground Rent and Maintenance - £263.74 per annum

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - A

## Agents Note

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

## Tenure & Possession

The property is leasehold with 98 years remaining

## 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. None of the services have been tested - ' to be personalised to property' mains water, electricity, gas and drainage services need to be added and any broadband provider.

## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

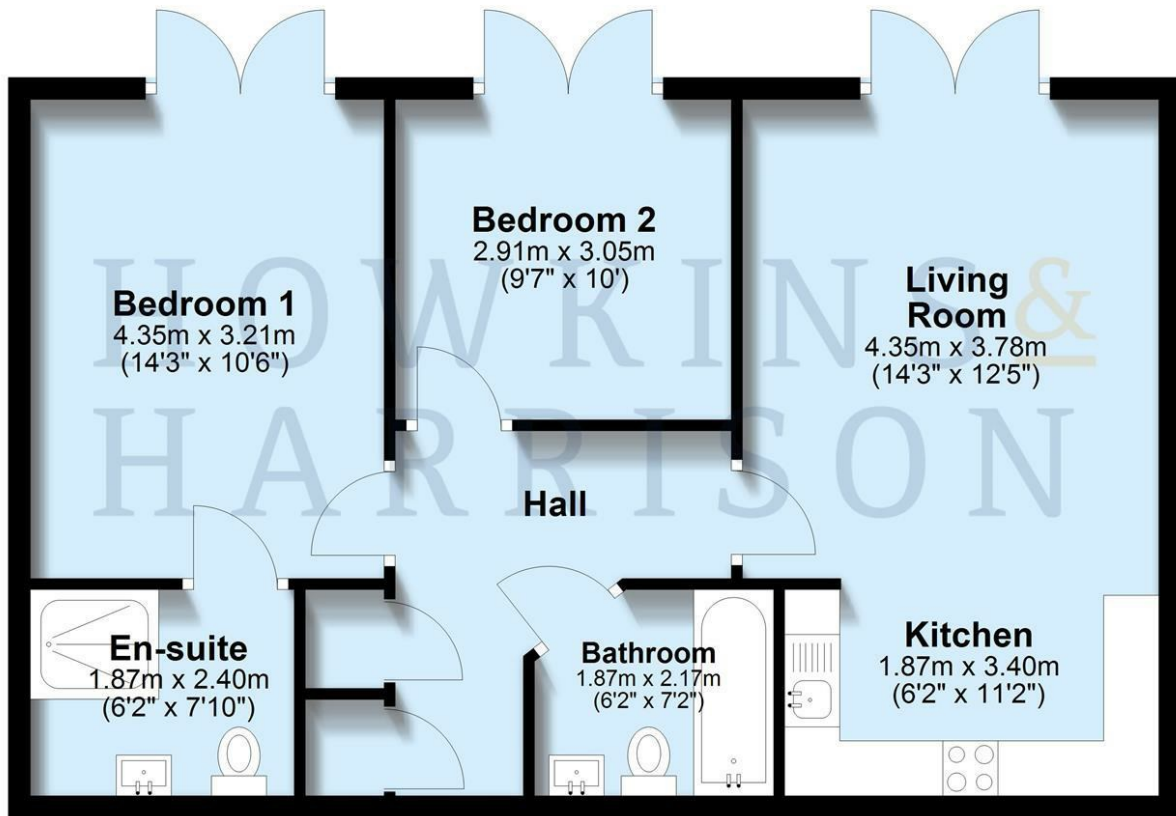
## Important Information

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.



## Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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