



Alexanders  
Letting/Unloading Only

Alexanders  
MarketMakers.

# Bath Street Ashby-De-La-Zouch

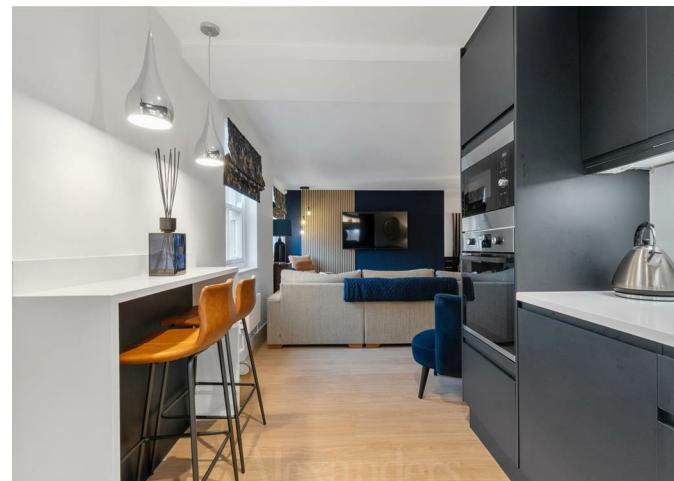
- Delightful central Ashby apartment
- Two bedrooms and two bathrooms
- Superb open-plan living area
- Recently remodelled bespoke kitchen
- Primary bedroom with en suite
- Secure communal entrance and elevator service
- Gated frontage and allocated parking
- No onward chain
- EPC Rating C / Council Tax Band B / Leasehold

This stylish two-bedroom apartment on Bath Street in Ashby-de-la-Zouch offers contemporary, low-maintenance living in a sought-after location.

The heart of the home is a bright, open-plan living, kitchen, and dining area, perfect for modern living. Natural light floods the space, creating a warm, inviting atmosphere. Its flexible layout can be tailored to suit your lifestyle.

Both bedrooms are generous in size, accompanied by two sleek, modern bathrooms, making the apartment ideal for families, sharers, or hosting guests.

Located close to local shops, green spaces, and excellent transport links, this apartment offers the perfect balance of convenience and comfort, a stylish home or smart investment in a thriving town.





### General Description:

Welcome to Castlegate House, a charming and well-regarded development of beautifully maintained apartments, perfectly positioned in the very heart of Ashby de la Zouch. Set just moments from the historic Market Street, this attractive residence enjoys a prime town centre setting while offering a sense of privacy and security rarely found so centrally.

This superb two bedroom, two bathroom apartment has been thoughtfully and lovingly renovated by the current owners to create a stylish yet highly functional home. Contemporary finishes blend seamlessly with generous proportions throughout, resulting in an inviting living space that is equally suited to modern lifestyles, whether entertaining, working from home, or simply relaxing in comfort.

Upon arrival, the property is approached via electronic gates leading to a private car park, where each apartment benefits from allocated parking. A secure communal entrance with intercom system provides access to the building, and the well-maintained communal hallway is served by both stairs and a lift, offering ease of access to all floors.

### Accommodation:

Internally, the apartment opens into an impressive open-plan living area that effortlessly combines lounge, dining, and kitchen spaces into one cohesive and elegant environment. The recently remodelled kitchen forms a true focal point, showcasing a tasteful range of bespoke contrasting units, sleek quartz work surfaces, and a comprehensive selection of integrated appliances, all designed with both style and practicality in mind.

The accommodation continues with two well-proportioned double bedrooms, offering flexibility for a range of living styles. The principal bedroom benefits from the added luxury of a modern en suite bathroom, while the second bedroom is served by an attractive refitted shower room. Both bathrooms feature contemporary three-piece suites with quality tiled surrounds, completing the apartment's refined internal finish.

### Location:

The location further enhances the appeal of this outstanding home. A wealth of independent shops, cafes, restaurants, and everyday amenities lie just outside the door, while nearby public parks and the picturesque Bath and Castle grounds offer tranquil green spaces steeped in local history.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold Leasehold with 977 years remaining. Service Charge and Ground Rent £1718.38pa

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.





## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

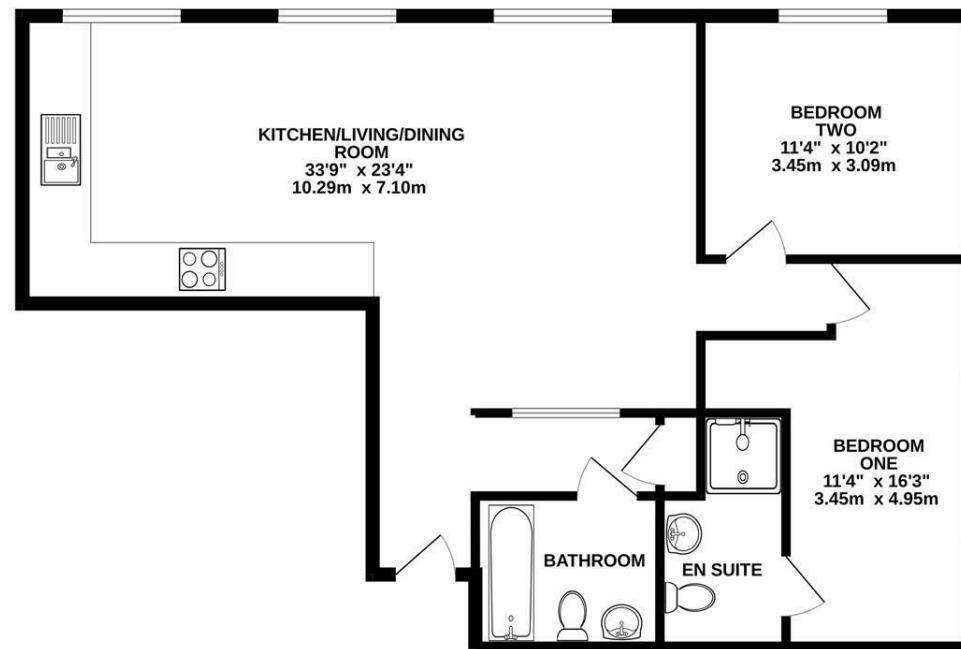
## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



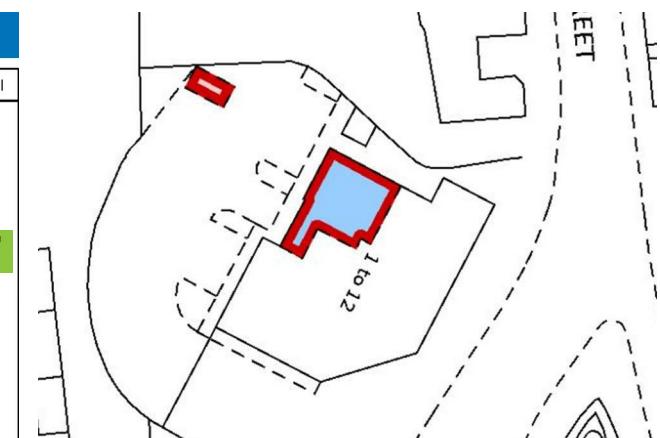
TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrixpro. ©2022

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





Alexanders  
MarketMakers.