

Lower Church Street

Ashby-de-la-Zouch, LE65 1AB



Characterful first-floor duplex apartment in central Ashby with stunning Market Street views.

Blending period charm with modern living, it features an open-plan living space, fitted kitchen, two double bedrooms, ample storage, secure communal access, private patio garden and no onward chain.

£210,000



John German

Priced competitively for a quick sale, this beautifully presented first floor apartment is situated within a character building, enjoying a central location and commanding lovely views across Market Street towards Ashby's famous landmarks. The property is accessed via a secure communal entrance with intercom entry, leading through the communal staircase to the apartment itself.

Stepping inside, the entrance hallway provides an excellent first impression with UPVC double glazed window with views of Ashby's famous Paddington bear below sitting on his bench, useful storage and electric panel radiators, together with a balustrade staircase rising to the first floor. The hallway also gives access to a useful utility cupboard with a washing dryer and dishwasher, with a shelf above, along with a further generous storage cupboard housing the boiler and additional shelving. The property boasts underfloor electric heating to both upstairs and downstairs, as well as additional infrared heaters.

The contemporary shower room is set off the hallway and is beautifully appointed with an oversized tiled shower area with glazed entrance sliding door, a feature glass wash hand bowl on glass top with pillar mixer tap, concealed cistern WC and window to the rear.

The heart of the home is the impressive open plan reception room and kitchen. The kitchen area is beautifully appointed with a comprehensive range of Wren base and wall mounted units, complemented by a full-height pull-out pantry cupboards, a Smeg fridge freezer, range gas cooker and sink with tiled splashback.

Open plan to the kitchen, the sitting room is a delightful and characterful space featuring ornate cornicing to the ceiling, a modern ESSE log-effect gas fire with an advanced catalytic conversion system and twin front-facing secondary glazed sash windows, providing wonderful views across Market Street and towards Ashby town centre.

A staircase rises to the first floor landing where you will find two excellent double bedrooms and a separate WC. The WC is stylishly fitted with a vanity unit incorporating wash basin and WC, metro tiled surround and a ladder-style electric towel radiator. The principal bedroom extends the full width of the apartment and benefits from built-in double wardrobes, along with two front-facing secondary glazed sash windows once again enjoying those attractive views across Ashby. Bedroom two is also a generous double room with built-in wardrobe storage.

Externally, shared gated access from Lower Church Street leads around to the rear courtyard and the apartment entrance, where there is the added benefit of a small private patio garden area positioned to the side of the entrance door. Outside, a short way up the pathway, there is a small brick-built storage shed, plus a hidden bin store area to the rear of the property. Parking Permit passes are available for the residents of Lower Church Street.

Agents notes: The property is situated within a designated conservation area, and buyers should be aware that this may have implications regarding future alterations, maintenance requirements and any necessary consents. The property is also set above a retail premises, which can affect mortgage lending criteria with some providers. We recommend prospective purchasers seek independent professional advice and discuss suitable lending options with their mortgage adviser prior to proceeding.

Tenure: 999 years from and including 1 January 2019 (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Ground rent £1 per annum.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Permit passes available

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas, electric underfloor heating & infrared heaters
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

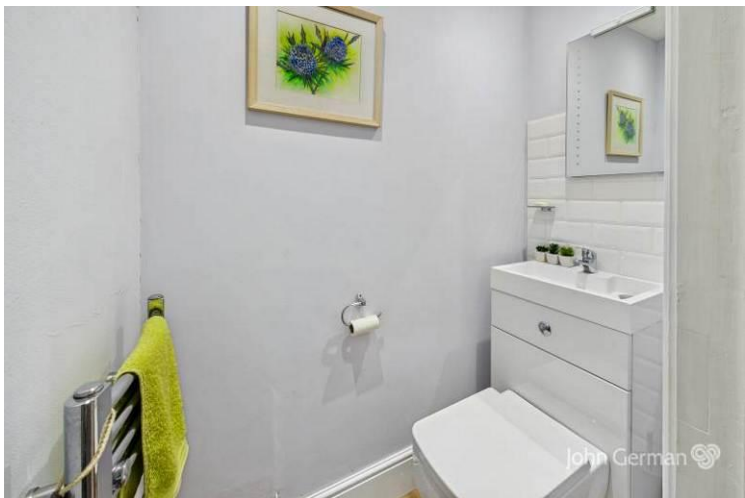
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01072026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent