



3 Knights Mews Kilwardby Street

| LE65 2FQ | Guide Price £290,000

**ROYSTON
& LUND**

- Guide Price: £290,000 to £300,000
- Two Double Bedrooms
- Breakfast Bar
- Poplar Location of Ashby-de-la-Zouch
- EPC: C
- Penthouse - Apartment
- Integrated Appliances
- One Bathroom/One Ensuite
- Council Tax: B
- Leasehold





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This beautifully presented two-bedroom, two-bathroom penthouse apartment forms part of a development completed by Lychgate Homes in 2021, ideally positioned within the sought-after market town of Ashby-de-la-Zouch.

The property benefits from a ground floor entrance, with a stairway leading to the first floor, followed by its own private internal stairway within the apartment.

At the heart of the home is a stunning open-plan kitchen and living space, thoughtfully designed to maximise natural light. The bespoke kitchen is finished to a high specification, featuring integrated appliances, generous cabinetry, and two roof lights that floods the space with daylight. The layout flows seamlessly into the living and dining area, creating a bright and welcoming environment ideal for both everyday living and entertaining.

The flat offers two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite bathroom and walk-in-wardrobe. The family bathroom is well finished and is perfect for visiting guests and family members.

Externally, the property enjoys a communal garden, offering a rare combination of low-maintenance living with access to outdoor areas.

Property includes an allocated parking space and is situated just a short walk from Ashby's shops, cafés, and local amenities, the property combines modern, high-quality living with a highly convenient central location.

This property would make an ideal purchase for first-time buyers, downsizers, or investors, and early viewing is highly recommended.

For more information: https://reports.sprift.com/property-report/?access_report_id=5282157

Leasehold:

Additional Information:

Service Charge: Approx. £231.82 per annum

Building Insurance: Approx. £437.50 per annum

Lease Length: Approx. 993 years remaining





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

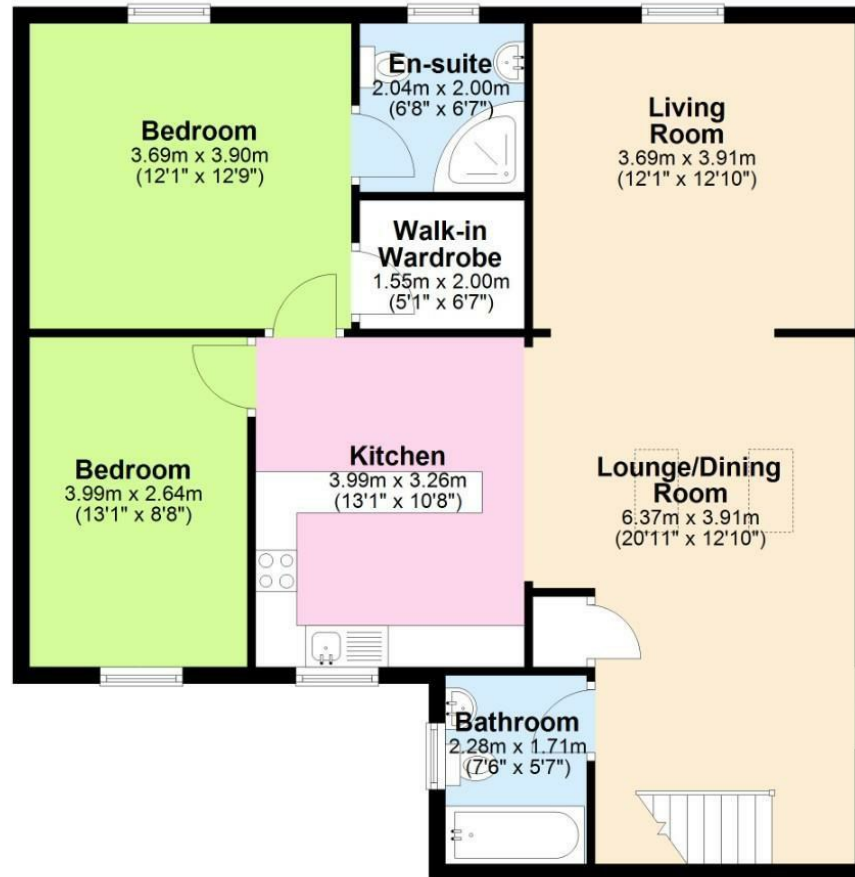
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

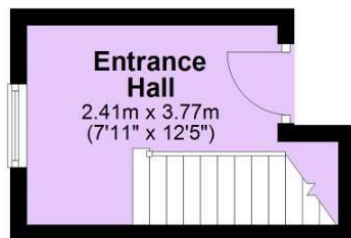
England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 89.6 sq. metres (964.8 sq. feet)



Lower Level

Approx. 8.1 sq. metres (86.9 sq. feet)



Total area: approx. 97.7 sq. metres (1051.6 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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