

Royal Mews

Station Road, Ashby-de-la-Zouch, LE65 2GJ



Situated on the prestigious Royal Mews development, this attractive apartment occupies an enviable corner position and provides generous, well-proportioned accommodation with the added benefit of a south-west aspect, private balcony and secure gated parking.

£220,000



John German 

Royal Mews was completed in 2008 by award-winning developers Living by D'zign and enjoys an enviable setting opposite the Royal Hotel and Bath Grounds. From here, Ashby town centre and its excellent range of shops, cafés, restaurants and everyday amenities are all within a comfortable stroll.

Access to the apartment is via a secure communal entrance, with stairs and lift providing access to the upper floors. A security intercom system provides additional peace of mind.

A central reception hallway provides a welcoming entrance to the apartment, with an electric heater and doors leading off to the principal rooms. From here, the accommodation unfolds into a beautifully styled and well-proportioned living space.

The impressive open-plan living area incorporates distinct dining and sitting zones, creating a versatile space ideally suited to both everyday living and entertaining. The sitting area enjoys an excellent dual aspect, with double doors opening onto a Juliet balcony to one side and French doors leading onto a lovely private balcony with attractive metal and glass balustrading.

Positioned on the side and rear of the building, the apartment benefits from a particularly favourable south-west orientation, allowing the living space and balcony to enjoy excellent levels of natural light and sunshine throughout much of the day.

Open to the living space, the contemporary kitchen provides a practical and sociable arrangement, with a range of wall and base-mounted cabinets, complementary work surfaces and a selection of integrated appliances. Double-aspect windows ensure the kitchen remains particularly bright and airy.

There are two well-proportioned bedrooms, both benefiting from Juliet balconies to the rear. The principal bedroom is an especially generous room and is complemented by a well-appointed en-suite shower room. This features a large corner shower enclosure with mains shower, pedestal wash hand basin and WC, together with a tiled floor, chrome ladder-style heated towel radiator and extractor fan.

Bedroom two is another excellent-sized room and benefits from a range of fitted wardrobes, providing particularly useful storage with hanging rails, shelving and internal drawers.

The main bathroom is finished in white with half-height tiling and comprises a panelled bath, pedestal wash hand basin and WC. A chrome ladder-style heated towel radiator completes the room.

Outside, the apartment benefits from secure gated parking to the rear, with designated private parking bays together with ample visitor and disabled parking spaces. The development is complemented by attractive, maturing communal gardens and grounds, with pedestrian access leading towards Station.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

125 year lease from 1st April 2008

Service charge £295.40 per annum (payable every 6 months or yearly)

Service charge £1641.11 per annum (payable every 6 months or yearly)

No cats or dogs allowed

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

Property construction: Traditional

Parking: Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

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

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

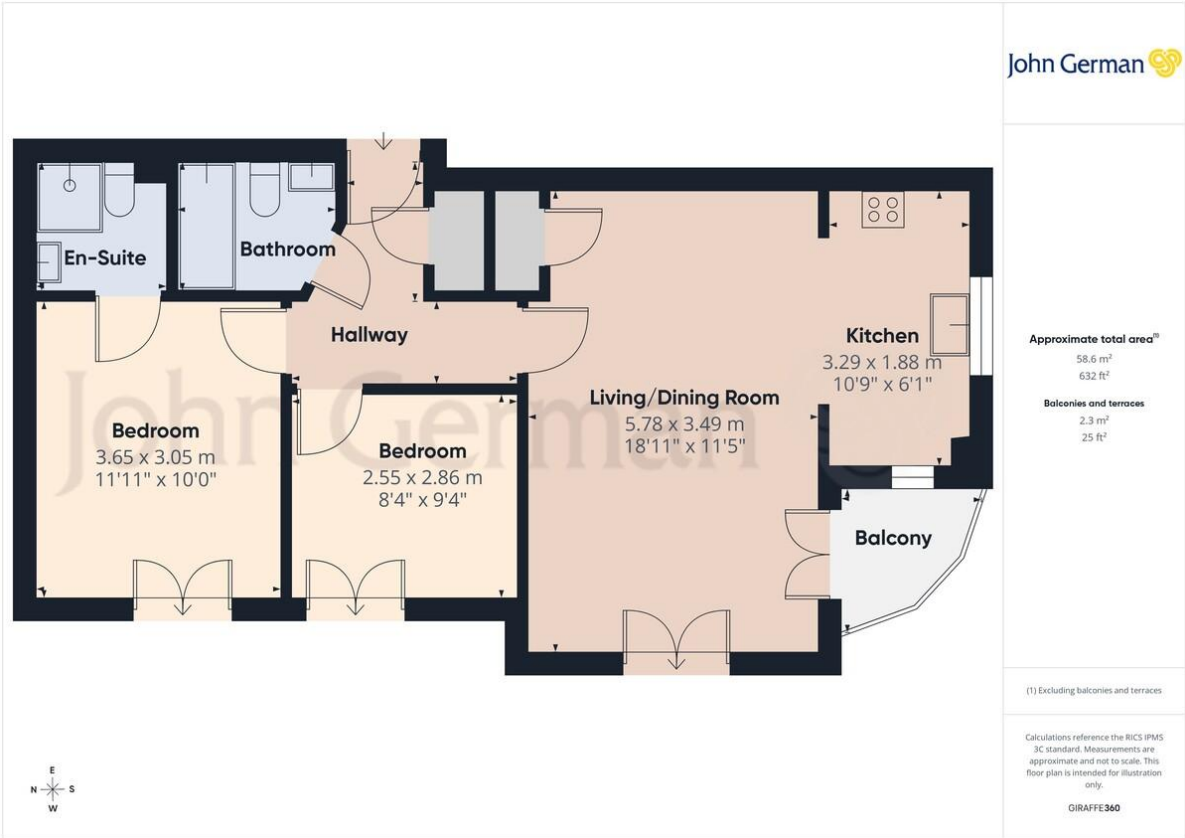
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

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

Our Ref: JGA/06102026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	61 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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