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Kilwardby Street
Ashby-De-La-Zouch

- Beautifully appointed second-floor apartment
- Exclusive development of just 11 homes
- Impressive 1,066 square feet of accommodation
- Offered with no upward chain
- Bespoke Charnwood Kitchens kitchen
- Two impressive double bedrooms
- Rental potential of £1,200pcm
- Allocated parking for one vehicle
- EPC Rating C / Council Tax Band B / Leasehold

An exceptional opportunity to acquire a beautifully appointed two bedroom apartment within Knights Mews, an exclusive collection of just 11 homes created through the meticulous conversion of Ashby-de-la-Zouch's former Grade II listed Fallen Knight Hotel & Restaurant. Developed by Lychgate Homes in collaboration with David Granger Architectural Design Ltd, the development successfully combines the character of this historic landmark with contemporary luxury living. Offered with the significant advantage of no upward chain, the apartment also presents an attractive investment opportunity, with a rental potential of approximately £1,200 pcm.

This impressive 1,066 square feet second-floor apartment offers generous proportions, excellent natural light and a high-quality specification throughout, centred around a spacious open-plan living, dining and kitchen area, creating an impressive and versatile space for modern living and entertaining. The bespoke kitchen by Charnwood Kitchens incorporates integrated appliances including hob and extractor, oven, fridge-freezer and dishwasher. The living area features double patio doors opening to a Juliet balcony, allowing plenty of natural light into this impressive space.

There are two generous double bedrooms and a luxury bathroom, complemented by timber-panelled doors, quality floor coverings, generous electrical installations and efficient gas-fired central heating. There is also loft access with useful storage extending the whole length of the property.

Allocated parking for one vehicle and access to a communal garden area are also provided. The original character of the Grade II listed building has been carefully retained, forming an integral part of this distinctive development.

Location:
Occupying a prime position in the heart of Ashby-de-la-Zouch, everything is within easy walking distance, including independent shops, boutiques, cafés, restaurants and traditional public houses. Ashby Castle, Hood Park and the leisure centre are also close by, whilst the surrounding National Forest provides extensive opportunities for outdoor pursuits.

Excellent road connections via the A42 and M42 provide convenient access to the M1 and wider Midlands, including Leicester, Birmingham, Derby, Nottingham, Loughborough, Burton-upon-Trent and Tamworth.

Please Note
Images within this listing may include AI-assisted or digitally enhanced visuals (such as virtual staging) for illustrative purposes only. They do not constitute a representation or warranty. Prospective buyers should rely on their own inspection.

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 vacant possession upon completion- 999-year lease. Annual service charge approximately £445, including buildings insurance.

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.

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.

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.

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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.

TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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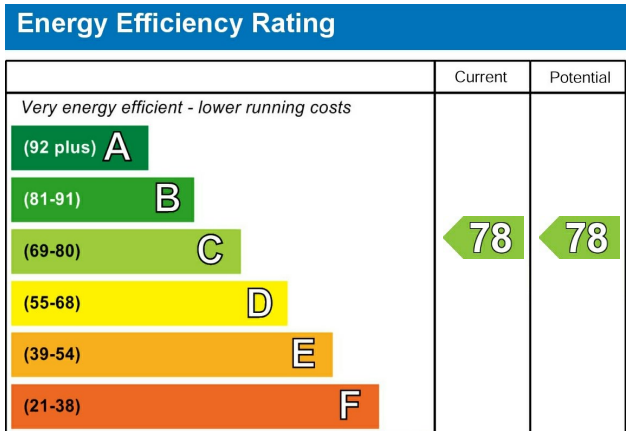

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