



23 Royal Mews, Station Road, Ashby de la Zouch, LE65 2GJ

HOWKINS &  
HARRISON



23 Royal Mews,  
Ashby de la Zouch,  
Leicestershire, LE65 2GJ

Guide Price: £215,000

Enjoying true town centre living in the heart of the popular market town of Ashby-de-la-Zouch, this well presented ground floor apartment forms part of the sought-after Royal Mews development, a purpose-built scheme offering secure gated access and a safe, well-maintained environment. Offered to the market with no upward chain, the apartment occupies a prime position within easy walking distance of Ashby's wide range of amenities. The accommodation is arranged around a central hallway and includes a bright open-plan living room and kitchen, two bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom and useful storage.

The development itself enjoys communal hallways and lift access to all levels, while externally there is secure allocated parking, visitor spaces and well kept communal grounds.



## Location

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.



## Accommodation Details

The apartment is entered via a communal hallway, with a private front door opening into a central hall that provides access to all accommodation and includes useful storage. Straight ahead, the open plan living room and kitchen forms a bright and well-proportioned main living space. The living area comfortably accommodates seating and dining furniture and benefits from glazed double doors opening out, allowing good natural light. The kitchen area is clearly defined and fitted with a range of units and integrated appliances, arranged to one side of the room. Returning to the hallway, bedroom one is a well-sized double room and enjoys the benefit of its own en-suite shower room, fitted with a

modern white suite. Bedroom two is also a double room, offering flexibility for guests, home working or additional storage. Completing the accommodation is the bathroom, fitted with a contemporary suite and positioned off the hallway for convenient access from all rooms.

## Outside and Communal Areas

Outside, within the communal gardens and grounds there are designated secure off street private parking bays together with ample visitor and disabled spaces, access to a communal bike store and maturing landscaped grounds leading onto Station Road and town centre amenities.

## Tenure & Possession

The property is leasehold with vacant possession being given on completion. We are advised that there is currently 108 years left on the lease.

Service Charge - £1262.96 per annum  
Ground Rent and Maintenance - £263.74 per annum

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The heating systems is powered by electricity and broadband is not currently connected to this apartment.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

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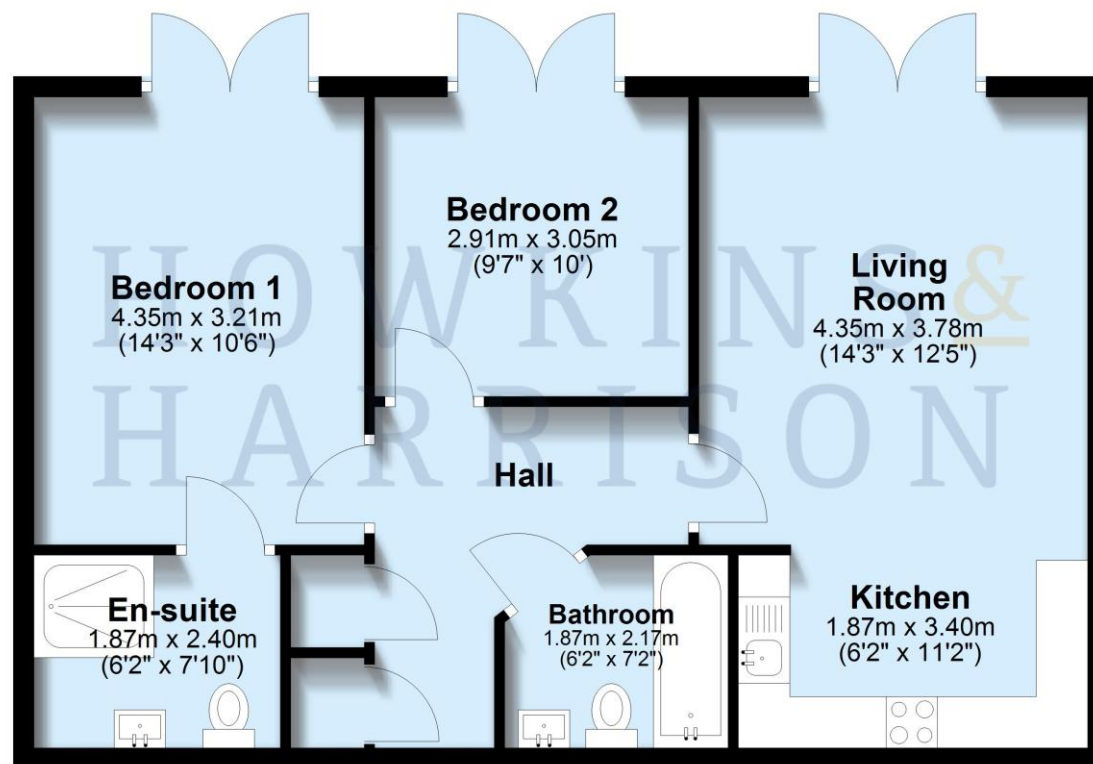
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## Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.