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

HOWKINS & HARRISON

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

Guide Price: £190,000

Enjoying true town centre living in the heart of the historic market town of Ashby-de-la-Zouch, this well-presented mid floor apartment forms part of the sought-after Royal Mews development, a contemporary “city living” style 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 excellent range of shops, restaurants, cafés and local amenities.
The deceptively spacious accommodation is arranged around a central entrance hallway and comprises a bright open-plan living/dining kitchen with contemporary fitted units and twin Juliet balconies allowing for excellent natural light. There are two bedrooms, with the principal bedroom benefiting from fitted storage and an en-suite shower room, together with a separate family bathroom and useful storage cupboard.

The development further benefits from a video entry phone system, communal hallways, lift access to all levels, secure allocated parking, visitor spaces and well-maintained 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.

Royal Mews

Completed in 2008, this prestigious development by award-winning developers 'Living by D'Zign' comprises 57 luxury apartments, including 17 one-bedroom apartments, 33 two-bedroom apartments each with an allocated parking space, and 7 duplex penthouses benefiting from roof terraces and two allocated parking spaces.

The development is approached via electrically operated coded gates, providing secure resident parking. All apartments are fitted with state-of-the-art video entry systems, creating a safe and secure living environment.

Accommodation Details

A full panelled door leads into the entrance hall with oak effect flooring, built-in floor to ceiling airing cupboard and video entry phone system. This particular apartment enjoys a generous open plan living/dining kitchen, extending to over 256 sqft with twin Juliet balconies overlooking the rear elevation. Fitted with a range of contemporary kitchen units with oak finish and contrasting high-gloss units. Of particular feature is the full complement of integrated appliances with concealed over counter lighting. The apartment enjoys two bedrooms, including a master bedroom with Juliet balcony and ensuite shower room, whilst the second bedroom has built in storage. There is also a separate bathroom.

Outside and Communal Areas

A contemporary double glazed entrance door with matching side screens leads to a generous vaulted entrance hall with twin glass balcony landings overs. Your apartment is accessed via conventional stairs, or an electric lift to the first floor landing. From here internal doors lead to apartment 27, located at the rear of the building, enjoying afternoon and evening sunlight.

The development enjoys private electric gated access to secured parking with designated bays and communal visitor parking. Gardens and grounds circle the development with communal bike store and refuse collection points

Tenure & Possession

The property is leasehold with vacant possession being given on completion. We are advised that there is currently 106 years left on the lease.
Service Charge - £1641. per annum
Ground Rent and Maintenance - £295.40 per annum

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

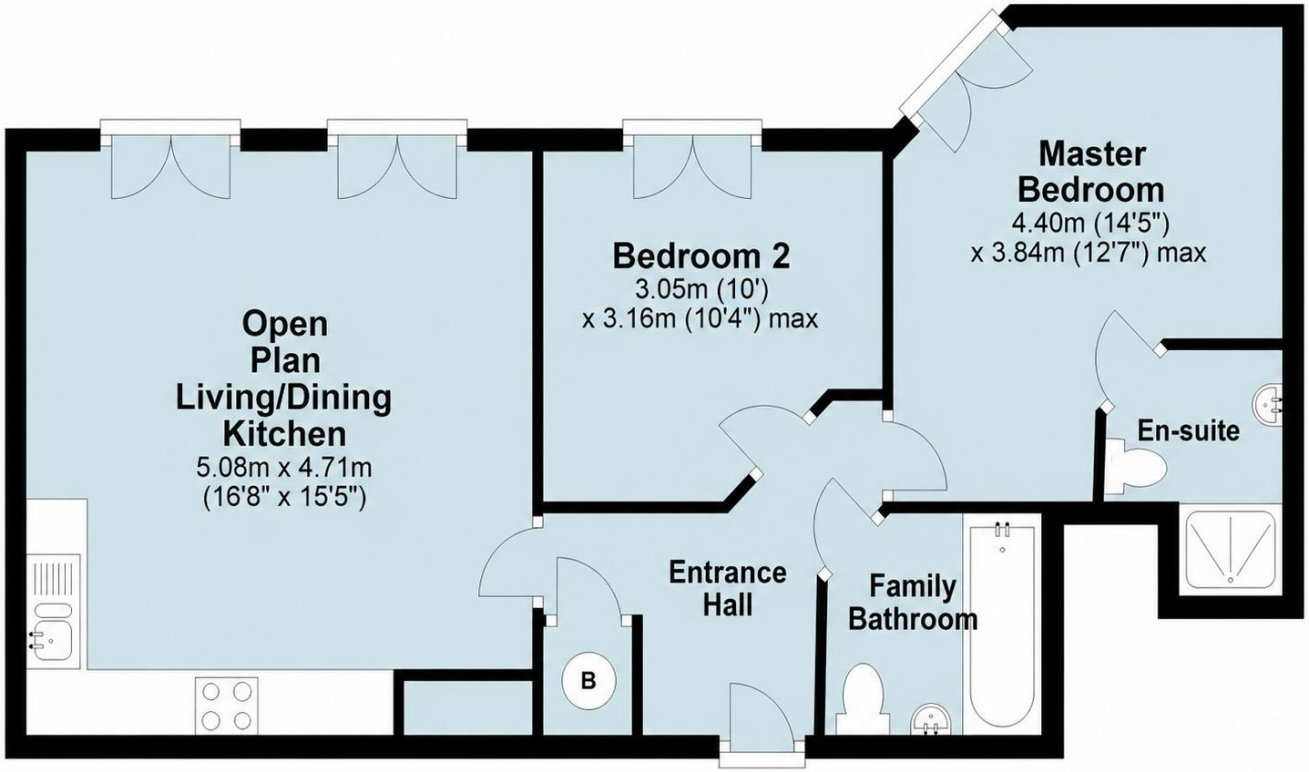
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The heating systems is powered by electricity and broadband is not currently connected to this apartment.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band – A
Energy Rating - B



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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.

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