

YORKHOUSE

APARTMENTS



A SELECTION OF **STYLISH** APARTMENTS IN ASHBY-DE-LA-ZOUCH



living at
YORK HOUSE
apartments

LOCATION

live, laugh, play...

York House Apartments are situated on Smisby Road on the outskirts of Ashby-de-la-Zouch, just a short walk from the historic town centre. Today, Ashby is a vibrant Market Town which boasts dozens of pubs, bars, restaurants, takeaway shops and is the place of choice for a night out in the region.

With independent shops and boutiques along with a number of the more mainstream high street outlets, Ashby has many choices and options associated with a larger town: 3 major supermarkets and several convenience stores, veterinary practices, doctors surgeries, dentists, banks, hair and beauty salons, delicatessens, dry cleaners, several gyms including Bluestone Fitness being directly opposite the York House Apartments; one of the midlands few Lidos, a leisure centre with both indoor and outdoor facilities - all set in beautiful Leicestershire countryside offering all sorts of outdoor activities. Being close to the National Forest, the area has an abundance of walks, trails and reservoirs catering for most sporting and leisure pursuits.

Ashby Town hosts many events throughout the year utilising the main street and historic bath grounds. From music festivals, to street open-air markets, from food festivals to the historic annual Ashby Statutes fair.





BODY & SOUL

a vibrant social life

SPORTS

Archery / Axe Throwing / Badminton / Bowls / Boxing / Chess / Clay Pigeon Shooting / Cricket / Croquet / Cycling / Field Sports / Golf / Hockey / Judo / Netball / Rugby / Running / Sailing / Snooker / Squash / Tennis ...to name a few. Ashby and the surrounding area has both public and private clubs that run all these activities. There are several gym options – Fitness Republic / Storme / Champneys and of course Bluestone Fitness is literally 30 seconds away from your apartment at York House.

If competitive sport, fitness, a vibrant social life with lots of options for nights out appeal, an apartment at York House is a fantastic base within the Ashby area.



GETTING AROUND

Ashby has excellent transport links via the M42, M6 and M1, nearby national rail services at East Midlands Parkway and international travel from East Midlands Airport. There are regular bus services from the town centre to all local major towns and the midlands major cities. Further connections can be made to cover the entire country from these regional centres.







SITE PLAN

visualise your future...





SPECIFICATION

contemporary living

1 & 2 BEDROOM APARTMENTS

amtico

/ **Carpets to hallways & bedrooms** (High quality Cormar branded carpet specified for residential heavy foot traffic). Manhattan Taupe colour.

/ **Antico flooring** - contemporary polished grey concrete flooring to bathrooms.





LAMONA [VictoriaPlum.com](https://www.victoriaplum.com)

/ Kitchen - A beautifully fitted contemporary Clerkenwell Gloss Dove Grey kitchen with quartz work tops designed for modern living. Bristling with modern appliances from Lamona including : Fan Oven / Hob / Chrome Extractor Hood / Integrated Dishwasher / Integrated Washer Dryer / Integrated Fridge Freezer.

/ Bathrooms - Contemporary bathroom suit from Victoria Plum : Glazed Ceramic Basin with white vanity unit / Orchard Derwent WC with soft closure / Waterfall chrome mixer taps / Bi-fold glazed shower enclosure / sleek minimal shower trays / electric Aquilo chrome towel rails.





/ PASS24 Security systems

/ Blue Fermax Security Control System - video door access security with Smartphone control allowing keyless entry and home monitoring from anywhere.

/ Brushed Chrome sockets & downlighters throughout.

/ Designated parking & additional visitor parking.

/ External bollard lighting / exterior & interior light sensitive / movement sensitive lighting to communal areas.

/ Fire & smoke alarms to all apartments and communal areas.





FLOOR PLANS

visualize your future...

APARTMENT 1

(1 Bed / Ground Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	5.949m x 4.312m
Bedroom	3.866m x 2.815m
Bathroom	2.815m x 1.915m
Hallway	5.851m x 1.599m

APARTMENT 2

(1 Bed / Ground Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	5.949m x 4.082m
Bedroom	3.866m x 2.841m
Bathroom	2.815m x 1.922m
Hallway	5.851m x 1.431m

APARTMENT 3

(1 Bed / Ground Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	7.520m x 3.642m
Bedroom	4.163m x 2.890m
Bathroom	2.879m x 2.021m
Hallway	2.765m x 2.771m max

APARTMENT 4

(2 Bed / Ground Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	6.154m x 5.077m
Bedroom 1	4.528m x 3.630m
Bedroom 2	4.354m x 3.620m
Bathroom	2.999m x 2.376m
Hallway	2.112m x 1.368m

APARTMENT 5

(2 Bed / Ground Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	7.910m x 5.365m max
Bedroom 1	3.644m x 3.428m
En suite	3.426m x 1.312m
Bedroom 2	4.500m x 3.518m
Bathroom	3.341m x 2.113m
Hallway	3.135m x 3.341m

APARTMENT 6

(1 Bed / First Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	5.998m x 4.322m
Bedroom	3.946m x 2.817m
Bathroom	2.815m x 2.157m
Hallway	5.851m x 1.599m

APARTMENT 7

(1 Bed / First Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	5.998m x 4.371m
Bedroom	3.659m x 2.812m
Bathroom	2.812m x 2.293m
Hallway	5.851m x 1.431m

APARTMENT 8

(1 Bed / Ground Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	7.520m x 3.630m
Bedroom	4.163m x 2.872m
Bathroom	3.141m x 2.021m
Hallway	2.765m x 2.771m max

APARTMENT 9

(2 Bed / First Floor)



Room	Measurements
Open Plan Kitchen / Living / Dining Room	6.157m x 5.089m
Bedroom	4.528m x 3.630m
Bedroom 2	2.945m x 2.376m
Bathroom	2.945m x 2.376m
Hallway	3.516m x 1.368m

APARTMENT 10

(2 Bed / First Floor)



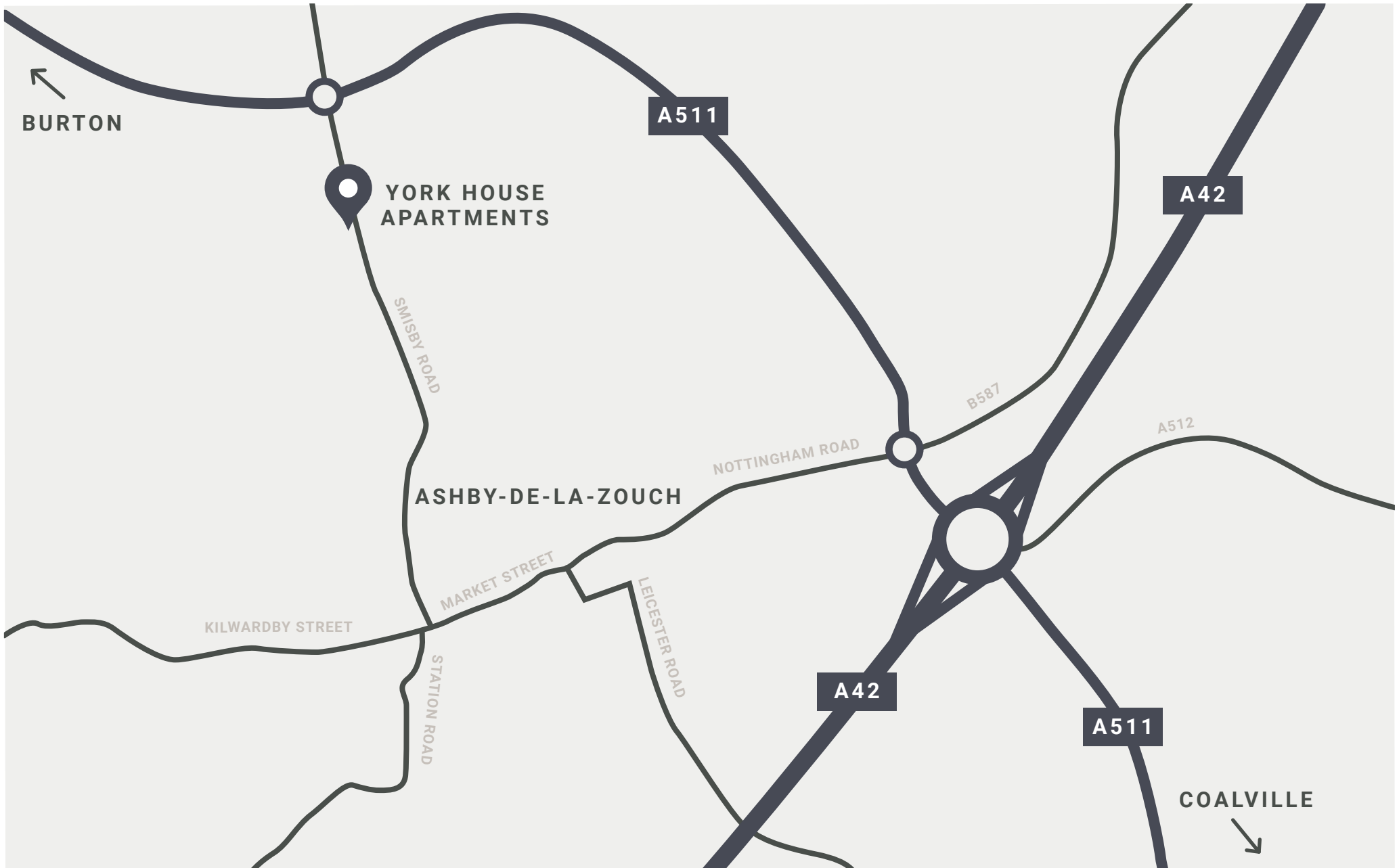
Room	Measurements
Open Plan Kitchen / Living / Dining Room	7.947m x 5.370m max
Bedroom 1	3.492m x 3.428m
En suite	3.404m x 1.482m
Bedroom 2	4.495m x 3.512m
Bathroom	3.341m x 2.115m
Hallway	3.130m x 3.386m

APARTMENT 11

(1 Bed / First Floor)



Room	Measurements
Kitchen	3.194m x 1.755m
Open Plan Living / Dining Room	5.746m x 3.766m
Bedroom 1	5.141m x 3.531m
Bathroom	3.161m x 2.215m
Hallway	2.215m x 1.840m



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info@whiteheadsestates.co.uk

01530 353170

www.whiteheadsestates.co.uk