



**Apartment 5**  
**Knights Mews**  
**Kilwardby Street**  
Ashby-de-la-Zouch  
LE65 2FQ

**£295,000**

ENJOY TOWN CENTRE LIVING with this wonderful 2 bedroom GROUND FLOOR LUXURY APARTMENT of 829 sq ft with its own garden, converted by LYCHGATE HOMES as part of the KNIGHTS MEWS DEVELOPMENT, enjoying a beautiful VERSATILE INTERIOR, with a delightful communal garden & ALLOCATED PARKING for 1 car



# Property Features

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- Lychgate Homes
- High Specification
- Town Center
- 859 Sq ft
- Allocated Parking
- 2 Double Beds
- 2 Bathrooms
- Fitted Kitchen
- Open Plan Living
- Patio garden

## Full Description

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An exciting lifestyle opportunity to embrace town centre living at its finest, with everything quite literally on your doorstep, by being part of this wonderful Knights Mews development that was carefully conceived from one of Ashby's landmark buildings, the former Grade 2 listed Fallen Knight Hotel and Restaurant.

Converted by Lychgate Homes in 2021, the apartment is one of 11 properties within the scheme and occupies an excellent position on the ground floor offering a spacious well presented versatile open plan interior of 859 Sq ft, complemented externally by its own private paved courtyard garden as well as communal garden and allocated parking for one vehicle.

With a high specification finish, including a luxury fitted kitchen by Charnwood Kitchens with integrated appliances,

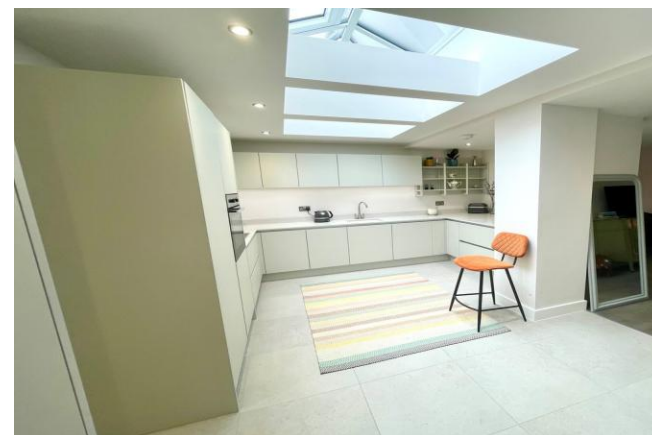
beautiful bathrooms with Porcelanosa tiling, gas central heating and double glazing, ensuring the property is low in maintenance, economical to run and benefitting from an excellent EPC rating of C.

Internally the apartment enjoys an open plan layout with a large, fitted kitchen with electrically operated skylight windows creating natural light, the spacious lounge enjoys French doors onto the courtyard garden. There are two double bedrooms both with luxury en-suite shower rooms and finally the low maintenance courtyard garden is perfect for pot plants and gives access to the communal garden at the rear of the building. There is allocated parking for one vehicle to the rear and a bin store.

You really could not get closer to the hustle and bustle of the town centre, with everything literally on your doorstep! The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the library, Hood Park leisure centre and Ashby Castle providing interesting leisure pursuits. Ashby lies within the National Forest, with Hick's Lodge and Conkers visitor centre close by, combined with a most strategic position lying on the M42 linking up perfectly with the M1 providing quick and easy access to Birmingham, Tamworth, Loughborough, Burton, Leicester, Nottingham and Derby

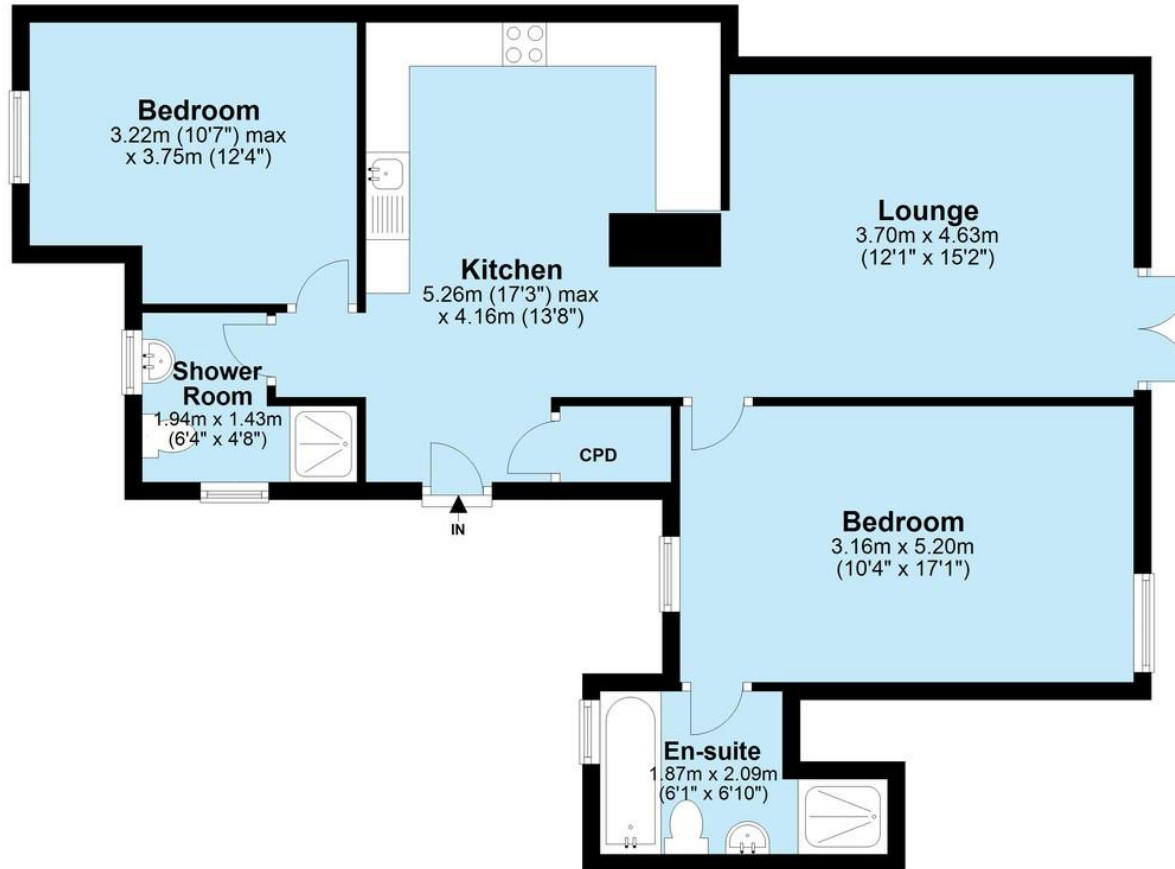
**TENURE** The property is LEASEHOLD on a 999 Year Lease from 2021 with a current annual Service Charge of £445 pa to include Buildings Insurance

**COUNCIL TAX** The property is in Band B





## Floor Plan



Total area: approx. 79.9 sq. metres (859.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard  
43 Market Street  
Ashby-De-La-Zouch  
Leicestershire  
LE65 1AG

[www.whiteheadsates.co.uk](http://www.whiteheadsates.co.uk)  
[info@whiteheadsates.co.uk](mailto:info@whiteheadsates.co.uk)  
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements