



Apartment 4, York House Smisby Road

| LE65 2UG | Offers In The Region Of £180,000

**ROYSTON
& LUND**

- Offers in the Region of £180,000
- Ground Floor Accommodation
- Full Equipped with Integrated Appliances
- Well Situated for Numerous Amenities
- Leasehold Property
- Spacious Two Bedroom Apartment
- Luxurious Open-Plan Kitchen and Living Area
- Bathroom with Separate Shower
- Allocated Parking
- EPC Rating - E / Council Tax Band - B





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Step into this stunning two-bedroom, ground-floor luxury apartment, thoughtfully designed for modern living. A spacious entrance hall sets the tone, offering a welcoming sense of space and flow. To the left, you'll find two generously sized double bedrooms.

To the right, an impressive open-plan kitchen and living area creates a stylish and sociable heart of the home.

The sleek, contemporary kitchen is fully equipped with high-quality integrated appliances, including an induction hob, oven, extractor fan, fridge-freezer, dishwasher, and washing machine.

Centrally located, the elegant bathroom features a separate shower, illuminated mirror, vanity unit, and a heated towel rail, combining comfort with refined design. Also positioned at the centre of the apartment is a highly practical and ample storage room.

There is an allocated parking space to the back with visitors spaces available, too.

The accommodation benefits from a highly convenient and well-connected location within the popular market town of Ashby-de-la-Zouch. The property is within comfortable walking distance of the town centre, where a wide range of amenities can be found, including independent shops, cafés, restaurants, pubs, supermarkets, and everyday services. The area is well served by leisure facilities and green spaces, with nearby parks and recreational options adding to the appeal.

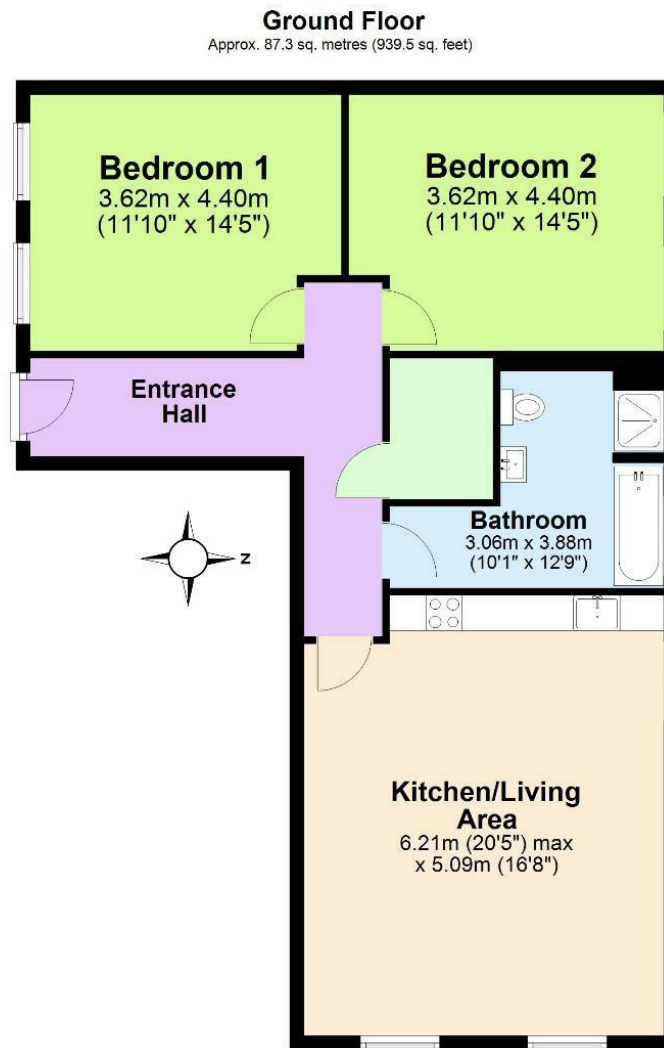
The location also offers excellent transport links, with easy access to the A42, M42, and M1, making it ideal for commuting to Leicester, Derby, Nottingham, and the wider Midlands.

Length of lease: 999

- Start Date: 2022
- Years Remaining: 995
- Annual Service Charge; Approx £830

For more information; https://reports.sprift.com/property-report/?access_report_id=4963659





Total area: approx. 87.3 sq. metres (939.5 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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