



Royal Mews Station Street
| LE65 2GJ | Asking Price £219,000

ROYSTON
& LUND

- Two Bedroom Apartment
- Living Room/Diner/Kitchen
- En-suite Bathroom
- Allocated Parking
- EPC Rating - C
- Leasehold
- Four Sets of French Doors
- Fitted Wardrobes
- Local to Central Ashby-de-la-Zouch
- Council Tax Band - B





Royston & Lund are delighted to present this 2-bedroom apartment that offers a spacious and modern living arrangement, perfect for comfortable everyday living and entertaining.

The heart of the home is the open-plan living, dining, and kitchen area - an inviting, light-filled space thanks to two sets of French doors that open out to the rear of the complex, creating a seamless indoor-outdoor flow. The kitchen features warm wooden cabinetry, an induction hob, and an integrated fridge, blending both style and functionality.

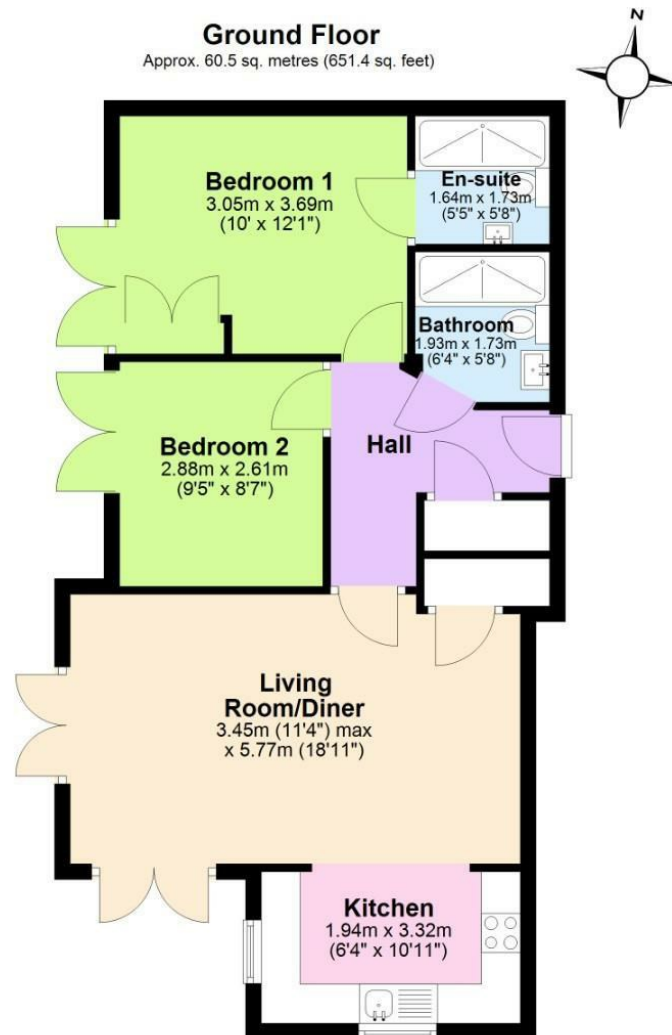
Through the hallway, you'll find two generously sized bedrooms. The primary bedroom benefits from fitted wardrobe space and a sleek en-suite bathroom complete with a shower over the bath. The second bedroom, also with its own set of French doors leading to the rear, is perfect as a guest room, home office, or additional living space. The apartment also benefits from a second, well-appointed bathroom.

Each of the four French doors open to a private railed area at the back of the complex, offering a quiet retreat or a spot for morning coffee. Main entry to the property is via the hallway, and allocated parking is conveniently located adjacent to the garden and lounge area which would lend to a EV charging point.

*all the furniture and kitchen equipment can be included in the sale/ Leasehold property

This two-bedroom apartment in a secure, gated development close to Ashby town centre. The building has a video entry system and both lift and stair access. From here, shops, cafés, Bath Grounds park, and pubs are just minutes away on foot.
 LENGTH OF LEASE 125 Years START DATE 01/04/2008 108 Years Remaining
 ANNUAL GROUND RENT £263.74 (£31.66 Collection Fee)
 ANNUAL SERVICE CHARGE £1641.11





Total area: approx. 60.5 sq. metres (651.4 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80

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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