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Flat 5 Knights Mews

Kilwardby Street | LE65 2FQ | Price Guide £290,000

ROYSTON  
& LUND

- Guide Price £290,000 to £300,000
- NO UPWARD CHAIN
- Two Double Bedrooms
- Integrated Appliances
- Convenient Ground Floor Position
- Two Bathrooms
- High Quality Finishes
- EPC Rating: C
- Leasehold
- Council Tax Band: B





Guide Price £290,000 – £300,000  
Offered with No Onward Chain

This beautifully presented two-bedroom, two-bathroom ground-floor flat forms part of a development completed by Lychgate Homes in 2021, ideally positioned within the sought-after market town of Ashby-de-la-Zouch.

The property benefits from its own private entrance, setting it apart from typical apartment living and offering a greater sense of privacy and independence.

At the heart of the home is a stunning open-plan kitchen and living space, thoughtfully designed to maximise natural light. The bespoke kitchen is finished to a high specification, featuring integrated appliances including Miele, generous cabinetry, and a skylight that floods the space with daylight. The layout flows seamlessly into the living and dining area, creating a bright and welcoming environment ideal for both everyday living and entertaining.

The flat offers two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite bathroom, while the second bedroom is served by a contemporary shower room, both finished to an excellent standard.

Externally, the property enjoys private outdoor space in addition to a rear yard that leads to a communal garden, offering a rare combination of low-maintenance living with access to outdoor areas.

Further benefits include allocated parking, excellent storage, and the ground-floor position that is ideal for accessibility and convenience.

Situated just a short walk from Ashby's shops, cafés, and local amenities, the property combines modern, high-quality living with a highly convenient central location.

This property would make an ideal purchase for first-time buyers, downsizers, or investors, and early viewing is highly recommended.

Additional Information:

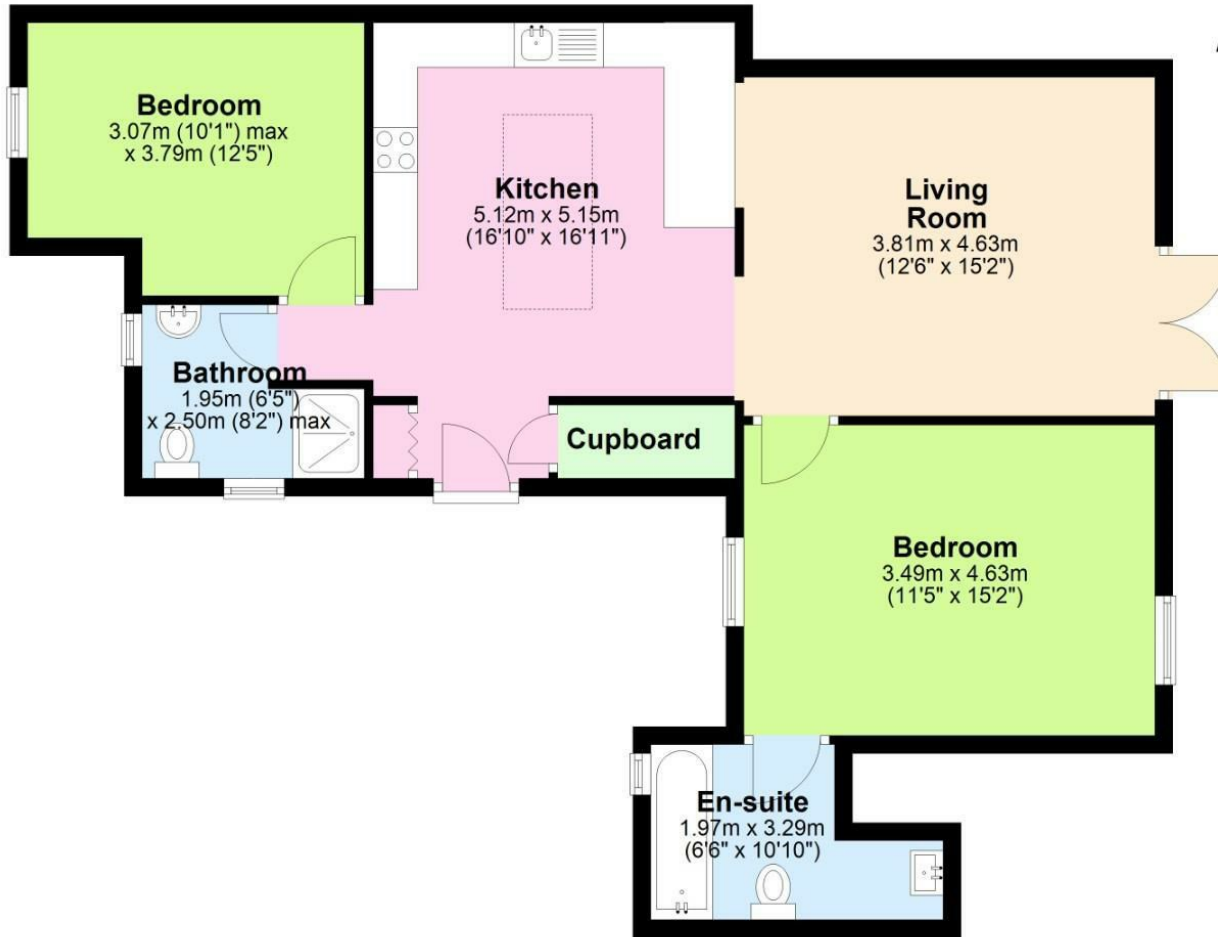
Service Charge: Approx. £231.82 per annum

Building Insurance: Approx. £437.50 per annum

Lease Length: Approx. 993 years remaining



**Ground Floor**  
Approx. 77.2 sq. metres (831.0 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**England & Wales** EU Directive 2002/91/EC

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