



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

**£260,000**

**COME & JOIN US** next Saturday & Sunday, 1st & 2nd May 10am-2pm and **BOOK YOUR ESCORTED TOUR** for our opening weekend of the release of **KNIGHTS MEWS**, by **LYCHGATE HOMES**, with **2 FURNISHED SHOWHOMES**, town centre living at its finest with **3 HOUSES & 5 remaining 2 bedroom LUXURY APARTMENTS..CALL NOW TO BOOK**



# Property Features

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- Lychgate Homes
- High Specification
- Town Centre
- 840 Sq Ft
- Allocated Parking
- 2 Bedrooms
- Luxury Bathroom
- Bespoke Kitchen
- Open Plan Living
- Communal Garden

## Full Description

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We are delighted to announce the release of the exciting Knights Mews development by Lychgate Homes, working in tandem with David Granger Architectural Design Ltd of Ashby, and the careful conversion and renovation of one of Ashby's landmark building's, the former Grade 2 listed Fallen Knight Hotel and Restaurant.

Conveniently positioned in the heart of Ashby town centre, the essential character of this distinguished Grade 2 listed building has been preserved and enhanced, while the generous scale and proportions of the interiors offer a selection of 11 bespoke homes, rich in both living space and natural light

**2 Knights Mews** is a spacious 2 double bedroom luxury open plan first floor apartment, dressed as a show apartment, finished and available to move in.

As with all Lychgate properties, this apartment is impeccably and thoughtfully designed to an exceptionally high standard, offering the best in modern day living, with an abundance of space throughout.

The apartment offers an open plan living lounge and kitchen with a bespoke fitted kitchen with granite worktops by Charnwood Kitchens. There are integrated appliances, including hob with extractor, cooker, fridge-freezer and dishwasher, fitted luxury bathroom, timber panelled doors and fitted throughout with all floor coverings. Complete with an efficient gas fired central heating system and generous electrical installations. Externally there is allocated parking for one vehicle and access to a communal garden area

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

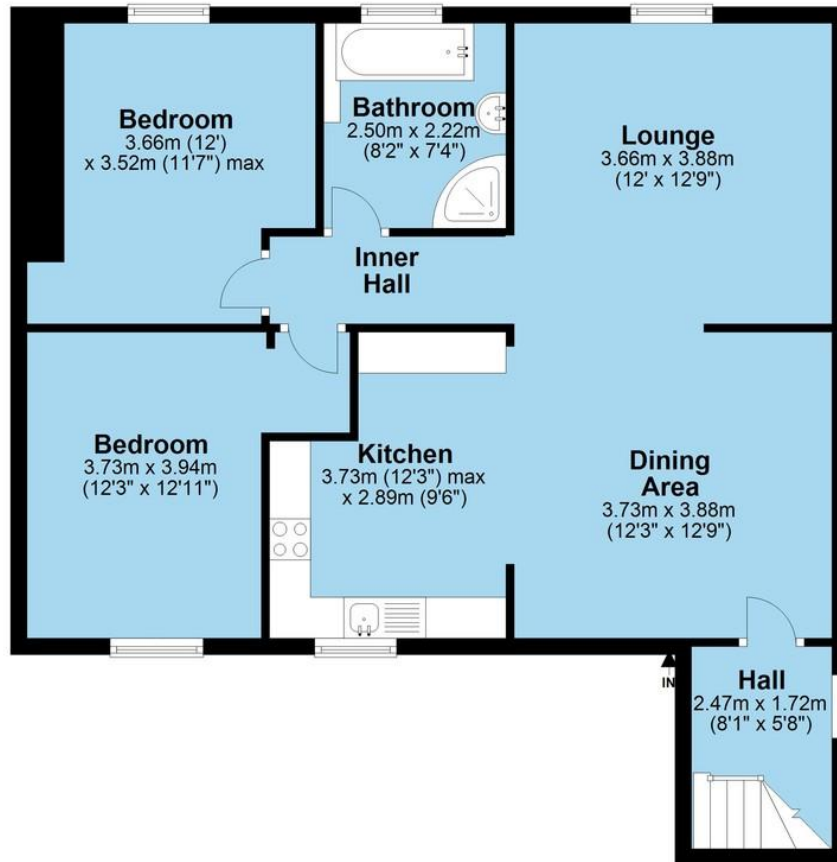
**TENURE** The property will be on a 999 year lease with an annual Service Charge of £445 pa to include Buildings Insurance







## Ground Floor



Total area: approx. 78.0 sq. metres (840.0 sq. feet)

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

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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