

£170,000

2 Bedroom Ground Floor Flat for sale HOLLAND CRESCENT ASHBY-DE-LA-ZOUCH, LEICESTERSHIRE







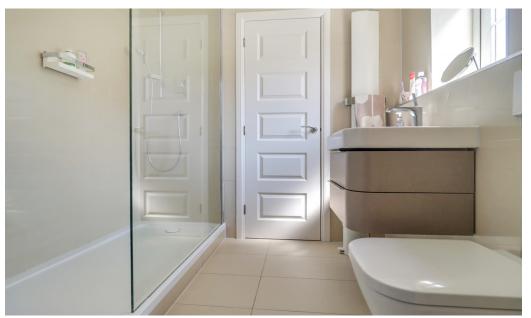
An exceptional opportunity to own a charming 2-bed ground-floor flat in the highly sought-after market town of Ashby-de-la-Zouch. The property redefines convenient living, offering unparalleled financial benefits and a delightful private garden.



Key Features

- Parking driveway
- Private garden
- 989 year lease
- No service charge or ground rent
- Beautifully presented throughout
- Built-in wardrobes in both bedrooms
- Amtico LVT click flooring throughout
- Louvolite allusion blinds, shutters and curtains included





Step inside via the convenient private entrance into a bright and airy hallway that leads to the inviting open-plan kitchen-living-diner, perfect for modern life and seamless entertaining. The kitchen is well-equipped for all culinary needs, with space for a fridge freezer and washing machine, along with a built-in electric cooker with a gas hob. The spacious layout provides a flexible area for relaxing and dining, adapting to lifestyle with ease. French doors lead out onto the private garden, perfect for opening up to let the outdoors in. To offer privacy whilst also letting light flow in, Louvolite allusion blinds are fitted for the French doors.

The flat features a comfortable double bedroom with stylish shutters and built-in wardrobes, ensuring ample, clutter-free storage and a touch of elegance. A versatile second bedroom offers ideal space for a guest room, home office or nursery. The family bathroom, complete with a walk-in shower, toilet, and sink, caters to all daily needs and also includes a large cupboard housing the boiler. With Amtico LVT flooring throughout, with Premium flooring in the bedroom and office, this flat has some great, stylish features and is ready to move into.

A standout feature is the private garden, offering a rare outdoor oasis for a flat – perfect for enjoying morning coffee, alfresco dining or simply unwinding in the green space. The garden is also conveniently accessible via a side gate leading to the driveway. The convenience extends to the side of the property with a driveway providing parking for at least two cars.

Financially, this property is a gem: benefitting from no ground rent and no service charges, alongside an incredibly secure 989-year lease. This long lease, coming with a share of the freehold, means peace of mind for years to come.

Ashby-de-la-Zouch is renowned for its historic charm, independent shops, inviting cafes, and diverse restaurants. Explore the iconic Ashby de la Zouch Castle, wander through the scenic National Forest, or enjoy the vibrant



community spirit. With excellent local schools and superb transport links, this flat isn't just a home; it's a gateway to an enviable Ashby lifestyle.	Electricity supply – Mains – British Gas
Don't miss this unique chance to secure a truly desirable property offering exceptional value and a fantastic living experience.	Gas supply – Mains – British Gas
	Boiler - Installed - May 2015. Serviced - May 2025
	Water supply – Mains – Severn Trent
Agents Note:	Sewerage – Mains
Tenure - Leasehold - Tyneside lease - Joint responsibility with the other Flats leaseholder to maintain the whole flat. No regular payments.	Parking – Driveway
Lease length - 989 years	Broadband coverage - Ultrafast fibre available at the property
Ground rent - £0	Broadband supplier - Virgin
Service charge - £0	Changes to property - Replacement Front Door Installed, Completed 2021 Replacement French Doors Installed, Completed 2023
EPC – TBC	Certificates - Replacement Front Door - Certass - Building Regulations Compliance Certificate Obtained. Replacement French Doors - Certass - Building Regulations Compliance Certificate Obtained
Council Tax - B	
	Planning permissions - N/A
Property construction – Standard construction - Brick	Flood risk: No risk

Floorplans

GROUND FLOOR 531 sq.ft. (49.3 sq.m.) approx.



2-BED, GROUND FLOOR FLAT

TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.

White very visiting his been trade to estate the accuracy of the fooglan contained these, measurements of doors, window, more and early of the interest of the fooglan contained these, measurements of doors, window, more and early of the interest of the contained the c

Floorplans

GROUND FLOOR 531 sq.ft. (49.3 sq.m.) approx.



2-BED, GROUND FLOOR FLAT TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2025

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.







Marketed by Ewemove Ashby de la Zouch

01530 442 356 (24/7) ashbydelazouch@ewemove.com

