



£170,000

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







## Overview

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.

Don't miss this unique chance to secure a truly desirable property offering exceptional value and a fantastic living experience.

Agents Note:

Tenure - Leasehold - Tyneside lease - Joint responsibility with the other Flats leaseholder to maintain the whole flat. No regular payments.

Lease length - 989 years

Ground rent - £0

Service charge - £0

EPC – TBC

Council Tax - B

Property construction – Standard construction - Brick

Electricity supply – Mains – British Gas

Gas supply – Mains – British Gas

Boiler - Installed - May 2015. Serviced - May 2025

Water supply – Mains – Severn Trent

Sewerage – Mains

Parking – Driveway

Broadband coverage - Ultrafast fibre available at the property

Broadband supplier - Virgin

Changes to property - Replacement Front Door Installed, Completed 2021  
Replacement French Doors Installed, Completed 2023

Certificates - Replacement Front Door - Certass - Building Regulations Compliance Certificate Obtained. Replacement French Doors - Certass - Building Regulations Compliance Certificate Obtained

Planning permissions - N/A

Flood risk: No risk



# Floorplans





# 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.

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# 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

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