

Lower Church Street

Ashby-de-la-Zouch, LE65 1AB



Stunning Market Street views, private patio garden & just £1 ground rent! This characterful first-floor duplex apartment is perfectly positioned in central Ashby, combining period charm with modern living. Featuring a bright open-plan living space, fitted kitchen, two double bedrooms, excellent storage and secure communal access. No service fees, £1 per annum ground rent and no onward chain.

£210,000

John German

Externally, shared gated access from Lower Church Street leads around to the rear courtyard and the apartment entrance, where there is the added benefit of a small private patio garden area positioned to the side of the entrance door. Outside, a short way up the pathway, there is a small brick-built storage shed, plus a hidden bin store area to the rear of the property. Parking Permit passes are available for the residents of Lower Church Street.

Agents notes: The property is situated within a designated conservation area, and buyers should be aware that this may have implications regarding future alterations, maintenance requirements and any necessary consents.

The property is also set above a retail premises, which can affect mortgage lending criteria with some providers. We recommend prospective purchasers seek independent professional advice and discuss suitable lending options with their mortgage adviser prior to proceeding.

Tenure: 999 years from and including 1 January 2019 (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Ground rent £1 per annum.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Permit passes a available

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas, electric underfloor heating & infrared heaters
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/0107206

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1

John German Approximate total area^(b)

73.2 m²
787 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

aria
propertymark
PROTECTED

naea
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The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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