



# York House Smisby Road , Ashby-De-La-Zouch, LE65 2UG £139,000

Perfectly positioned on the edge of Ashby-de-la-Zouch, this beautifully presented one-bedroom apartment offers stylish, low-maintenance living just moments from independent shops, cafés and restaurants. Ideal for first-time buyers, downsizers or those seeking a lock-up-and-leave lifestyle.

### The Details

Located within the popular York House development, this beautifully presented one-bedroom apartment offers the perfect balance of modern convenience and town centre living.

Designed for those wanting a home that fits around a busy lifestyle, the apartment provides bright, well-planned accommodation with everything Ashby has to offer just a short stroll from the front door.

The open-plan kitchen and living space creates a sociable yet practical area to relax, cook and entertain. The kitchen offers a stylish range of fitted cabinetry, integrated appliances and excellent storage, while the living area provides a comfortable space to unwind at the end of the day.

- Stylish one-bedroom apartment
- Located within the popular York House development
- Prime Ashby-de-la-Zouch location
- Walking distance to shops, cafés and restaurants
- Open-plan kitchen and living space
- Contemporary fitted kitchen with integrated appliances
- Generous double bedroom
- Allocated parking space to the rear of the development
- Excellent long lease — approximately 996 years remaining
- Ideal first home, downsizer, investment or lock-up-and-leave lifestyle

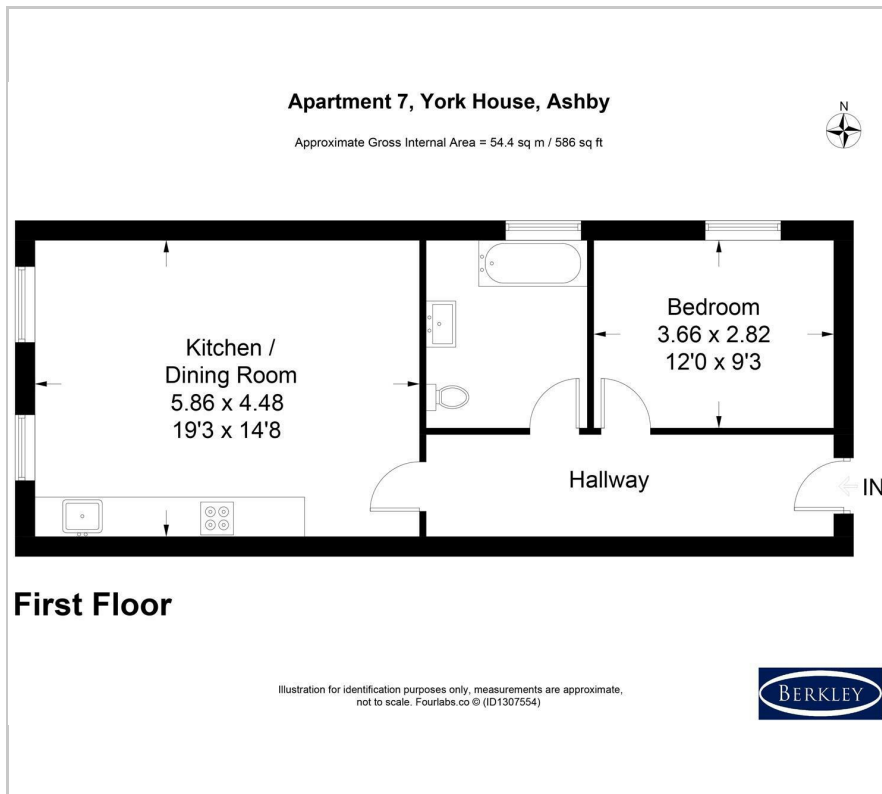
### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

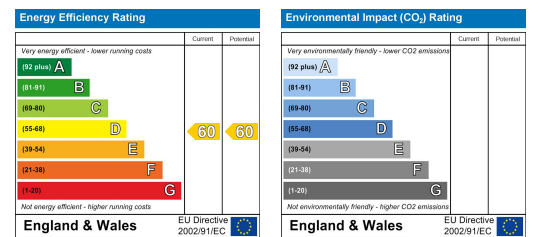


# Floor Plan

# Area Map



# Energy Efficiency Graph



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