



McCarthy & Stone
RESALES



11 Bainbridge Court Kilwardby Street, Ashby-De-La-Zouch, LE65 2FW
Asking price £250,000 Leasehold

For further details
please call 0345 556 4104

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A stunning TWO BEDROOM apartment with TWO BATHROOMS situated on the GROUND FLOOR of our prestigious RETIREMENT LIVING development BAINBRIDGE COURT.

Bainbridge Court

Bainbridge Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems.

The homeowners lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening, external window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge and other communal areas. The development CCTV door entry systems and 24-hour emergency call systems, should you require assistance.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age.

Local Area

Bainbridge Court is our stunning development located in the heart of Ashby-de-la-Zouch. Ashby offers a great shopping experience from boutique stores and quaint tea rooms to the national retailers you would expect. The town has a regular farmers market, a popular choice with those seeking local produce, in addition Aldi, Tesco and Co-op all less than a mile and a half from the development.

At Bainbridge Court convenience is never far away. Situated in the heart of the midlands with direct road routes into Birmingham, Nottingham, Leicester and Derby, Ashby boasts excellent transport links. Bainbridge Court is also close to a number of bus stops with local regular services to Coalville, Burton upon Trent, Nuneaton and Cannock as well as surrounding villages.

Entrance Hall

Solid wooden door with spy hole and letter box leading to an imposing hallway, there is a wall mounted house alarm, emergency intercom and security door entry system and smoke detector located here. Off the hallway there are doors to two storage cupboards one which houses the hot water boiler. Other doors lead to main shower room, master & second bedroom, and living room.

Door leading to a large walk in storage cupboard with shelves. Wall mounted thermostat control for the underfloor heating (Economy 10). Emergency call module.

Living Room

A spacious and well presented living room with double glazed patio doors to walk out patio area. In addition to the patio doors there is a feature double glazed window. Feature fireplace with inset electric fire creating a great focal point for the room. Ample space for dining. Two ceiling light fittings. A range of power sockets. TV and telephone point. Oak effect door with glazed panels leads to a separate Kitchen.

Kitchen

Fully fitted kitchen with a range of white high gloss units incorporating integrated appliances to include washer/dryer machine, fridge, freezer, electric oven, electric hob with splash-back panel and chrome extractor hood above. Down lighters beneath wall mounted cupboards. Tiled floor.

Shower Room

Part tiled shower room with level access shower and grab rail. WC. Vanity unit with inset wash hand basin. Fitted wall mounted mirror with light. Heated towel rail. Emergency pull-cord.

Master Bedroom

A generously sized master double bedroom with a double glazed window. Central ceiling light. A range power sockets. TV and telephone point. Door to a large walk-in wardrobe. Further fitted wardrobes added by the current owners. Separate door off to En-suite.

En-Suite Bathroom

Luxury bathroom comprising of a white suite with low level bath and shower over with glass screen and grab rail. Vanity unit wash hand basin with fitted sensored mirror above. WC. Wall mounted heated towel rail. Emergency pull-cord. Ceiling light with four spots.

Bedroom Two

Double bedroom with fitted wardrobes and dressing table. TV and power sockets. Central ceiling light fitting. Double glazed window stretching almost floor to ceiling with sill below it.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Length

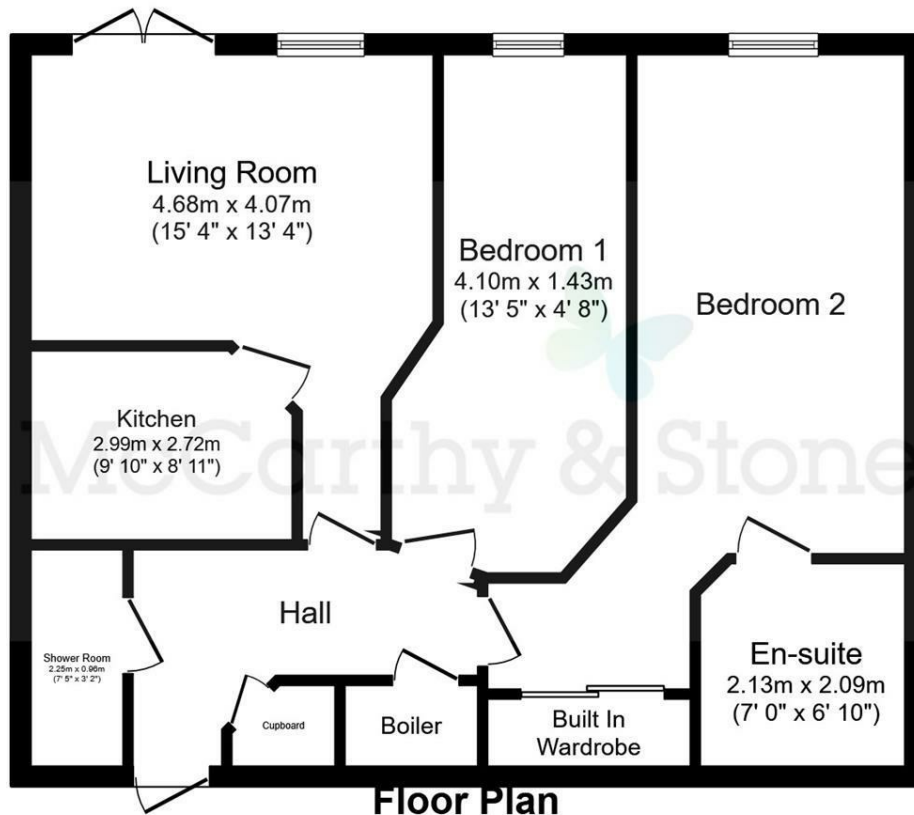
999 years from 1st Jan 2016

Ground Rent

Annual fee: £495







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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