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&L

10 Bainbridge Court Kilwardby Street

| LE65 2FW | Offers In The Region Of £200,000

ROYSTON
& LUND

- Offers in the Region of £200,000
- Lounge/Dining Room
- Modern Kitchen with Built Fridge/Freezer, Cooker and Microwave
- ** Annual Service Charge and Ground Rent Applies*
- EPC Rating B,
- One Bedroom Ground Floor Retirement Apartment for the Over 60's
- Large Bedroom with a Walk-in Wardrobe
- Communal Lounge & Gardens
- Council Tax Band A
- Leasehold





ACCOMMODATION FOR THE OVER 60's

Royston and Lund are pleased to present a ground floor one bedroom apartment situated within a high standard, purpose built retirement complex which is situated a short walk from Ashby-de-la-Zouch town centre. The town centre includes an array of amenities which include a supermarket, local pubs and cafes.

Upon entering the property you are greeted by a hallway which provides access to the accommodation throughout as well as a cloakroom cupboard which houses the boiler. The lounge/dining room is an excellent sized room which provides plenty of room for freestanding furniture. The kitchen includes a modern range of units as well as integrated appliances including a fridge/freezer, cooker. The double bedroom benefits from a walk-in wardrobe providing ample storage. Lastly, there is a stylish shower room/WC.

The building is well-maintained throughout and includes a communal lounge, parking (residents and visitors) and stunning communal gardens which are well looked after by a gardener.

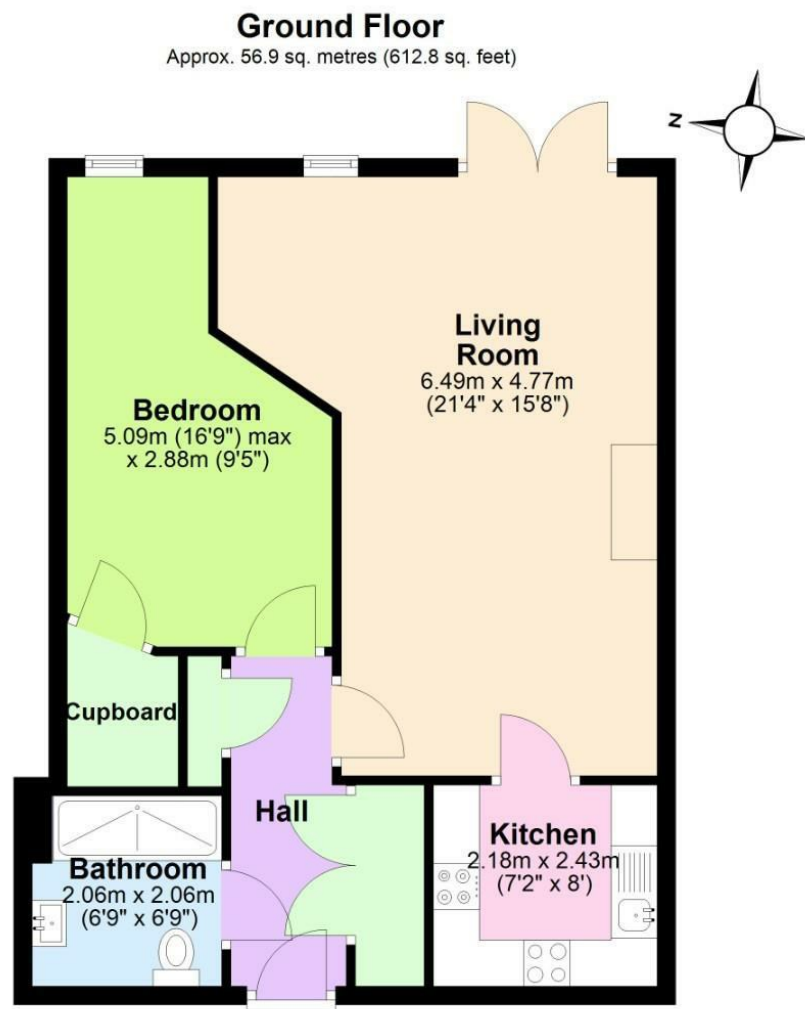
There is an on-site lift which provides access to the upper floors.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5108244

**** Annual Service Charge and Ground Rent Applies***

Service charge £213 Every 6 months

Ground rent; £234 PCM



Total area: approx. 56.9 sq. metres (612.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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