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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.

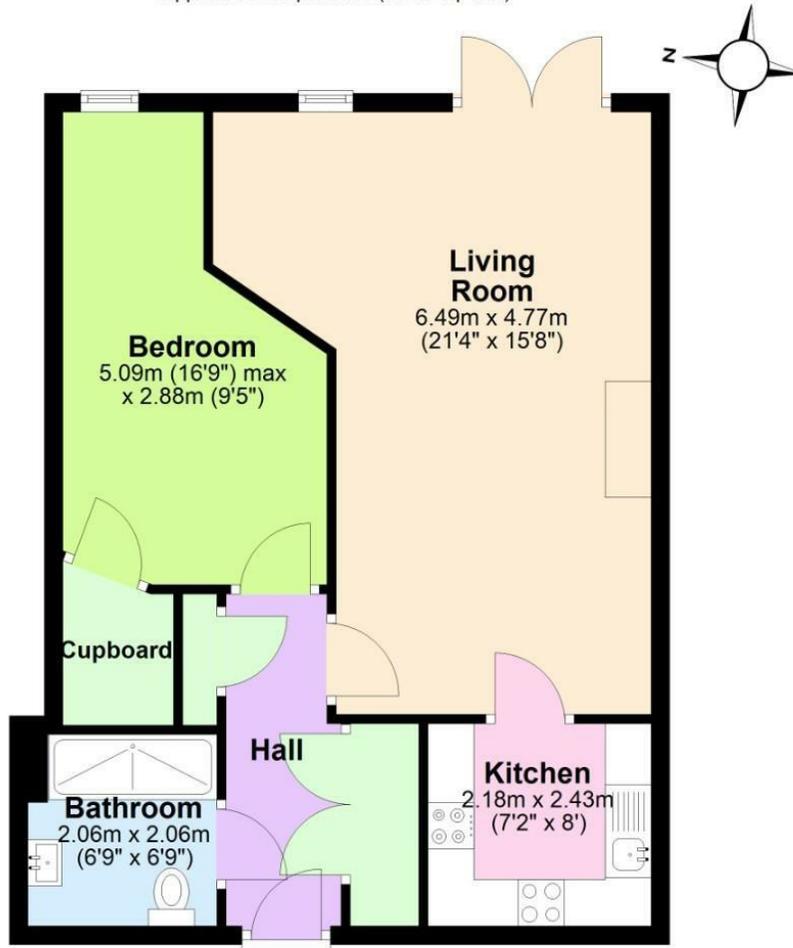
There is an on-site lift which provides access to the upper floors.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5108244](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



**Ground Floor**  
Approx. 56.9 sq. metres (612.8 sq. feet)



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



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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**ROYSTON  
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