

Bainbridge Court

Kilwardby Street, Ashby-de-la-Zouch, LE65 2FW



Beautiful McCarthy Stone town centre apartment with superb sized double bedroom with walk in wardrobe, modern shower room, spacious lounge, dining room with Juliet balcony, contemporary kitchen, independent living with a homeowners lounge, hobby room, home manager and the benefit of a lift to all floors.

£215,000

John German 

Specifically designed for the over 60's offering independent living, this spacious second floor luxury McCarthy Stone town centre apartment must be viewed to be fully appreciated. It is contained within a gated community and features neat south and west facing landscaped communal gardens and grounds, plus a superb resident's lounge with kitchen area along with a hobby room and many other facilities that include a guest suite for visitors.

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways to a bustling high street filled with coffee shops, boutiques, restaurants and bars is one of its many joys. The famous butchers, Taylors, has queues around the block at the weekends, and who can say no to a pizza and cocktail at Zamani's or a trip to The Tap at No 76 on an evening. A walk through the Bath Grounds is always pleasant, whatever the time of year; in the Summer the thwack of willow on leather can be heard here on Sunday afternoon and is a popular event for a family picnic. All this, more and of course the wonderful historic Ashby de la Zouch Castle. Strategically, Ashby lies in the heart of the National Forest, right in the middle of the country, and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many east and west Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

The property's entrance hallway has the benefit of a large walk in double width storage cupboard. All doors are arranged around.

There is an excellent proportioned lounge/dining room with a feature fireplace at its focal point and double glazed sash window with a view to Our Lady of Lourdes Church. The dining area has ample space for a large table and also benefits from a Juliet balcony with glazed French double doors, which again have a view over the town and church to the rear. The room has a bright and airy feeling, courtesy of the southerly aspect.

The kitchen is beautifully appointed and well equipped and offers plenty of storage with high gloss cabinets, quartz effect countertops and integral hob, oven, fridge freezer, washing machine and dishwasher.

The bedroom is wonderfully spacious with ample room for a double bed alongside a sitting and dressing area. The room also has the benefit of a large walk in wardrobe with a hanging rail and shelving.

The bathroom is well appointed with a walk in double shower cubicle with shower above, WC, a floating contemporary vanity sink with storage below and ladder style towel radiator.

Outside to the rear of the property, as previously mentioned, are lovely large lawned gardens with a patio area and have the benefit of a southerly aspect.

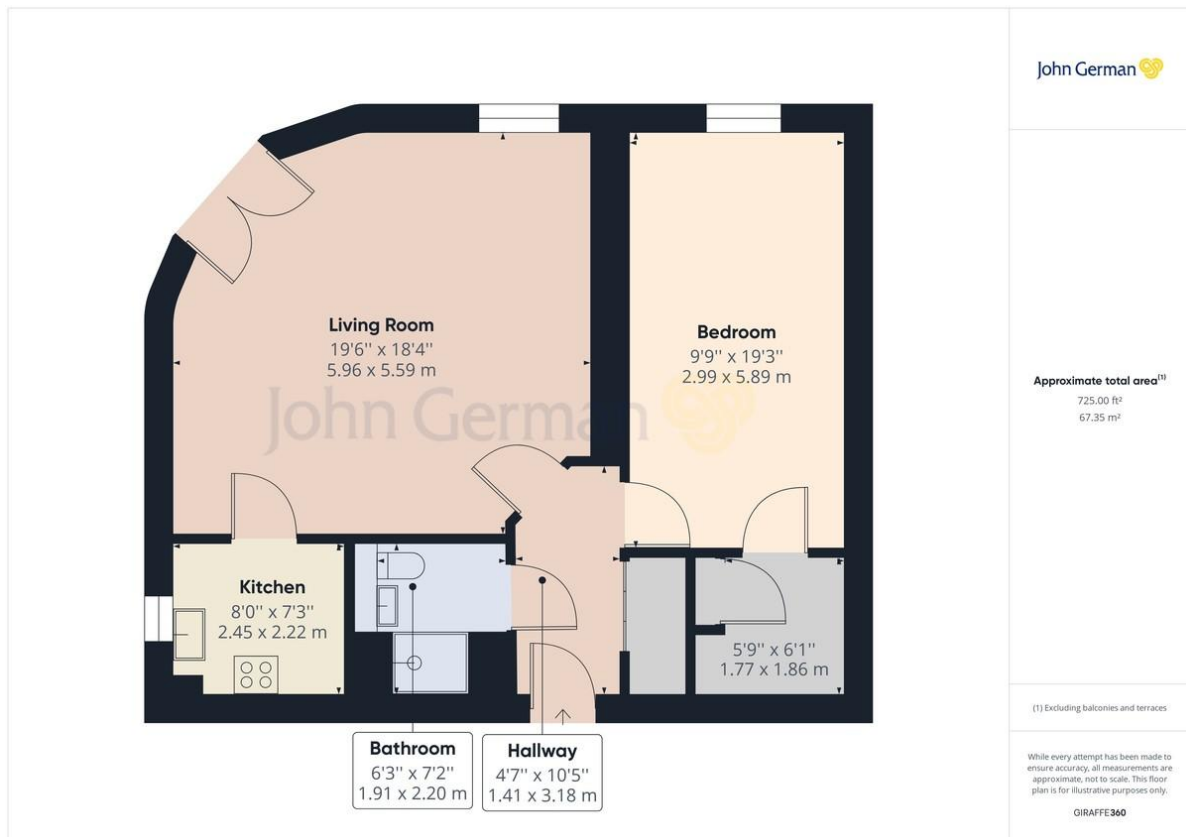
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced December 2020 for 999 years. Ground rent £425 per 6 months. Service charge £2598 per annum.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/15092023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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