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17 Bainbridge Court Kilwardby Street

| LE65 2FW | Guide Price £250,000

ROYSTON
& LUND

- Guide Price of £250,000 - £260,000
- Communal Lounge & Manicured Gardens
- Central Ashby
- Immaculately Presented
- EPC Rating B
- First Floor Retirement Apartment
- Residents Gated Car Park
- No Upward Chain
- Leasehold - Monthly Service Charge £346.85
- Council Tax Band B





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Royston and Lund are delighted to bring to the market this lovely two bedroom first floor apartment in the highly sought after Bainbridge Court development within the centre of Ashby de la Zouch. This over 60's development offers plush and modern living facilities with lots of communal areas and a stunning garden at the rear for residents to enjoy.

The apartment consists of an entrance hallway with built in storage, there are two well proportioned bedrooms, a living room, kitchen and a bathroom. The main bedroom is enhanced by a walk in wardrobe, as well as an ensuite shower room and the bathroom consists of a bath with shower overhead, WC and wash basin.

The living room offers ample space for a lounge and dining area with a lovely bay window and access to a fitted kitchen that benefits from a range of fully integrated appliances including an oven, hob, extractor fan, fridge/freezer, washing machine and space for a dishwasher.

There is a gated residents car park and a space can be allocated to the apartment upon purchase, however this is entirely based on whether there are any available space at the time and is not necessarily guaranteed.

Monthly Service Charge - £346.85

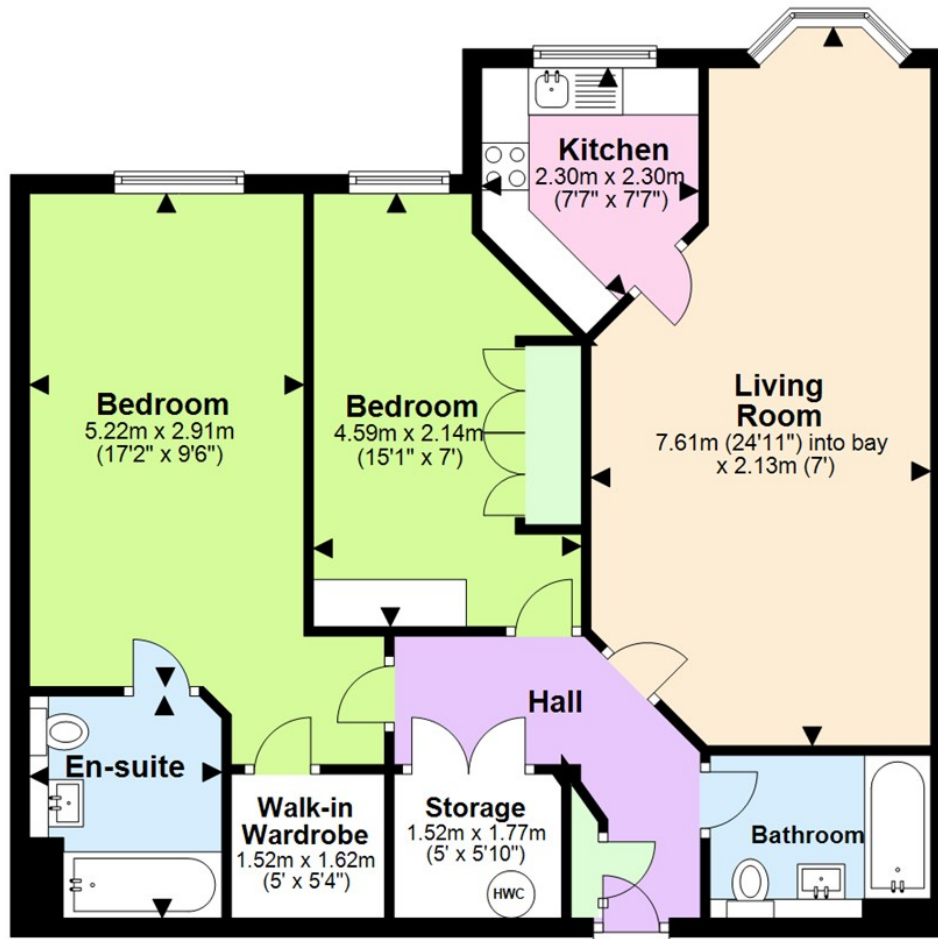
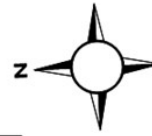
Lease Date : 30 August 2016

Term : 999 years from and including 1 January 2016

Management Company - McCarthy & Stone Retirement Lifestyles Limited



First Floor
Approx. 79.7 sq. metres (857.4 sq. feet)



Total area: approx. 79.7 sq. metres (857.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		

England & Wales EU Directive 2002/91/EC

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