



Sinclair

31 Bainbridge Court Kilwardby Street, Ashby-De-La-Zouch,
Leicestershire, LE65 2FW

£245,000

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Property at a glance

- Over 60's Development
- Two Bedrooms
- Lounge/Diner
- Council Tax Band*: B
- Maintained Grounds
- Shower Room & Ensuite
- Secure Foyer & Elevator
- Price: £245,000

Overview

This specifically designed McCarthy & Stone town centre second floor apartment for over 60's is offered for sale with no upward chain. This two bedroom; two bathroom apartment contained within a gated community, features south and west facing landscaped communal gardens and grounds and a generous residents lounge with kitchen area along with many other facilities. EPC RATING B.

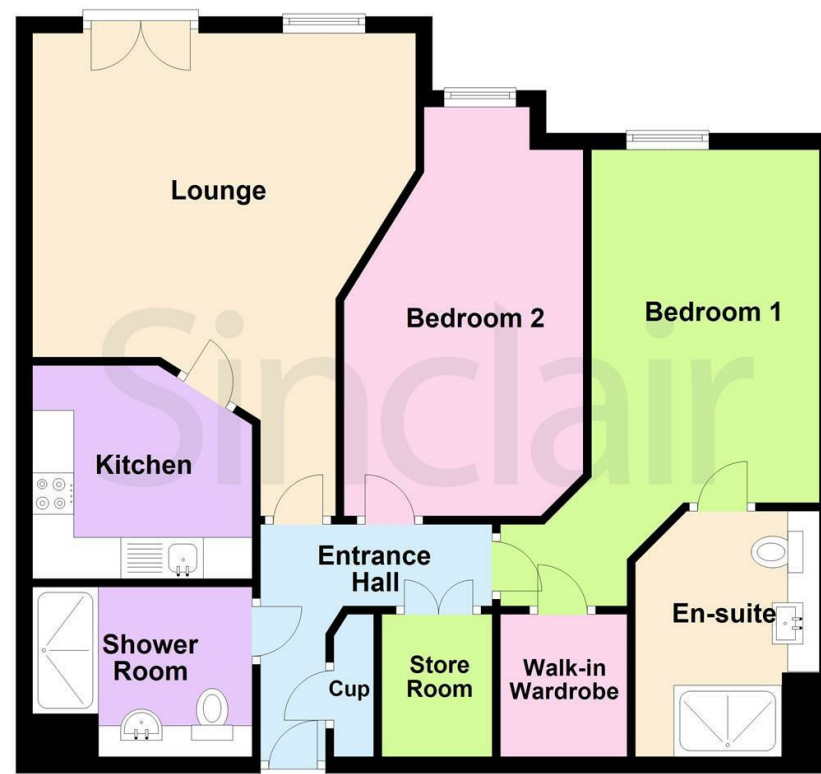
Location**

Ashby-de-la-Zouch is a small market town situated within the National Forest. An interesting historical building is Ashby-de-la-Zouch Castle which was built in the 12th Century and the ruins can still be seen today. The primary school, Ivanhoe College, Ashby Grammar School and the independence school, Manor House School are all within close proximity to the town centre. Other amenities include churches, public houses, selection of shops, banks, and Supermarkets and Hood Park Leisure Centre with open air swimming pool. For the sports enthusiasts there is two cricket clubs and the 18 hole Willesley Park Golf Club. Nearest Airport: East Midlands (10.9 miles) Nearest Train Station: Burton upon Trent (10.0 miles) Nearest Town/City: Coalville (6.0 miles) Nearest Motorway Access: A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Second Floor



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Detailed Accommodation

Entrance Hall

Entered through a solid timber front door and comprising a storage cabinet, a walk in cloaks cupboard and further airing cupboard.

Lounge Diner

15'3" x 13'4" (4.65m x 4.06m)

Having uPVC double glazed window to front and adjacent uPVC framed Juliet balcony.

Kitchen

7'7" x 9'8" (2.31m x 2.95m)

Inclusive of a modern range of wall and base units, a four ring electric hob with extractor hood over, having splash screen, electric oven and grill with integrated fridge/freezer, sink and drainer unit with ceramic tiled flooring.

Shower Room

5'1" x 6'9" (1.55m x 2.06m)

This three piece white suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, double walk in shower enclosure with thermostatic mixer tap and further led lit mirror, chrome heated towel rail with ceramic tiled flooring with part tiled walls and an extractor fan.

Bedroom Two

10'3" x 15'4" (3.12m x 4.67m)

Having a uPVC double glazed sash window to front.

Bedroom One

9'2" x 14'2" (2.79m x 4.32m)

Having a uPVC double glazed sash window to front with double fitted walk in wardrobe.

En-Suite Shower Room

7'0" x 7'3" (2.13m x 2.21m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic bar mixer tap, having chrome heated towel rail, ceramic tiled floor with part tiled walls and an extractor fan.

Note to Purchasers

There is a communal residents lounge and kitchen with landscaped communal gardens and grounds. The property is a McCarthy & Stone over 60's development with 24 hour remote monitoring and house manager on site weekdays. There is a secure foyer to the ground floor with lifts to all floors.

Charges

The service charge for the property is £3,897.15 per annum.

The ground rent for the property is £495.00 per annum.

There is also car parking available at a cost of £250.00 per annum.



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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	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Leasehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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