



Bainbridge Court, Ashby-De-La-Zouch, LE65 2FW



£250,000

- Luxury Two Bedroomed Ground Floor Apartment
- Built To A High Standard By McCarthy Stone
- Generous Lounge/Diner
- Modern Fitted Kitchen
- Bedroom One With En Suite
- Gated Off Road Parking Available
- Leasehold
- EPC rating B



***BUILT BY THE WELL RESPECTED McCARTHY STONE * * LUXURY OVER 60'S APARTMENT *** This two-bedroomed ground floor apartment has been specifically built for the over 60s by McCarthy & Stone and forms part of a development of around thirty similar retirement homes conveniently located in the popular market town of Ashby De La Zouch. The accommodation consists of: an entrance hallway, generous lounge/diner, modern fitted kitchen, bedroom one with a walk-in wardrobe and en suite bathroom, bedroom two and a stylish shower room. There is a communal lounge to the ground floor and a hobby room to the second floor. Outside there is a landscaped communal lawned garden and to the front there is off road parking within the gated private car park which can be acquired for a small fee. Viewing is highly recommended to fully appreciate the luxury accommodation on offer!

THE LOCATION

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

ACCOMMODATION IN DETAIL

COMMUNAL ENTRANCE

The building can be entered via the keyfob door with secure telephone entry, passing through the communal porch area to the main hallway with an elevator and stairs to the first and second floor accommodation.



APARTMENT ENTRANCE HALLWAY

With underfloor heating, a built-in storage cupboard, smoke detector and doors to the lounge, utility cupboard, bedrooms and shower room.

GENEROUS LOUNGE/DINER

7.05 x 3.52

A good sized room with ample space for furniture, underfloor heating, a TV aerial point, telephone point, a door to the kitchen and a double glazed front bay sash window.

MODERN FITTED KITCHEN

2.51 x 2.28

Fitted with a range of base and drawer units with matching wall cupboards, laminate worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a four ring electric hob and an extractor hood overhead. Other features include an integral fridge freezer and washer dryer, a tiled floor with underfloor heating and a UPVC double glazed front window.

UTILITY CUPBOARD

1.77 x 1.39

A great space for two appliances, a floor standing electric boiler and a loft access hatch.

BEDROOM ONE

5.19 x 2.92

This generous room has underfloor heating, a walk-in wardrobe/dressing room, a door to the en suite shower room and a UPVC double glazed front window.

EN SUITE BATHROOM

2.21 x 2.03

Comprising: a panelled bath with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, tiled flooring with underfloor heating, tiled walls and an extractor fan.

BEDROOM TWO

Another good sized bedroom with underfloor heating and a UPVC double glazed front window.



STYLISH SHOWER ROOM

2.22 x 1.60

Fitted with a walk-in shower cubicle with a wall mounted shower overhead, a wall mounted wash hand basin and a dual flush toilet. A chrome ladder towel rail, tiled flooring with underfloor heating, tiled walls and an extractor fan.

OUTSIDE

FRONT ELEVATION

There is off road parking behind a gated entrance within the private car park which you can acquire for a small yearly fee.

COMMUNAL GARDEN

The communal garden is mainly laid to lawn with surrounding decorative borders, a herb garden area and a pergola seating area.

AND FINALLY...

OTHER INFORMATION & SERVICE CHARGES

There is a guest suite for visitors available at a small cost of just £25 per night.

Ground rent: £425 a year.

Service charge: £2085.86 a year.

COUNCIL TAX BAND

The property is believed to be in council tax band: B

HOW TO GET THERE

Postcode for sat navs: LE65 2FW

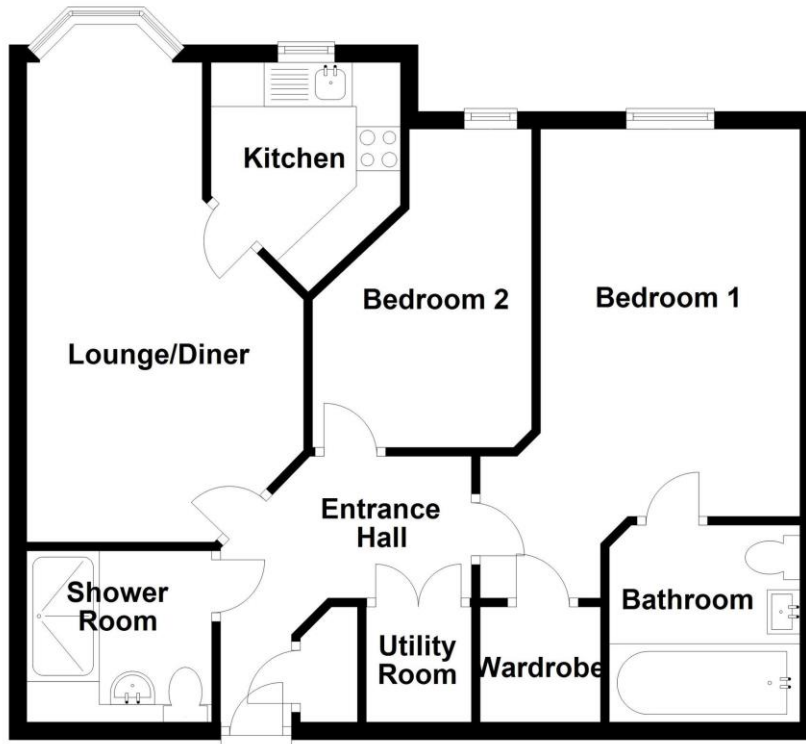
PLEASE NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Floorplan

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Newton Fallowell Ashby-de-la-Zouch
and Melbourne

01530 414666
ashby@newtonfallowell.co.uk