

# Bainbridge Court

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



Exceptional McCarthy Stone apartment with double bedroom, walk-in wardrobe, contemporary kitchen, and spacious lounge – set in a friendly town centre community with homeowners' lounge, hobby room, home manager, and lift to all floors

£190,000



John German

Discover this beautiful McCarthy Stone apartment Specifically designed for the over 60's, perfectly positioned in the heart of the town centre. Inside, the property has recently been decorated and carpeted throughout. You'll find a spacious double bedroom with a walk-in wardrobe, a modern shower room, and a bright, welcoming lounge/dining room framed by elegant twin sash windows. The contemporary kitchen is ideal for preparing your favourite meals, while the communal areas – including the inviting homeowners' lounge and a well-equipped hobby room – offer plenty of opportunities to relax, socialise, and pursue your interests. With a friendly home manager on hand, a lift to all floors, and a warm, supportive community, this is independent living at its very best. It is contained within a gated community and features neat south and west facing landscaped communal gardens and grounds.

ACCOMMODATION

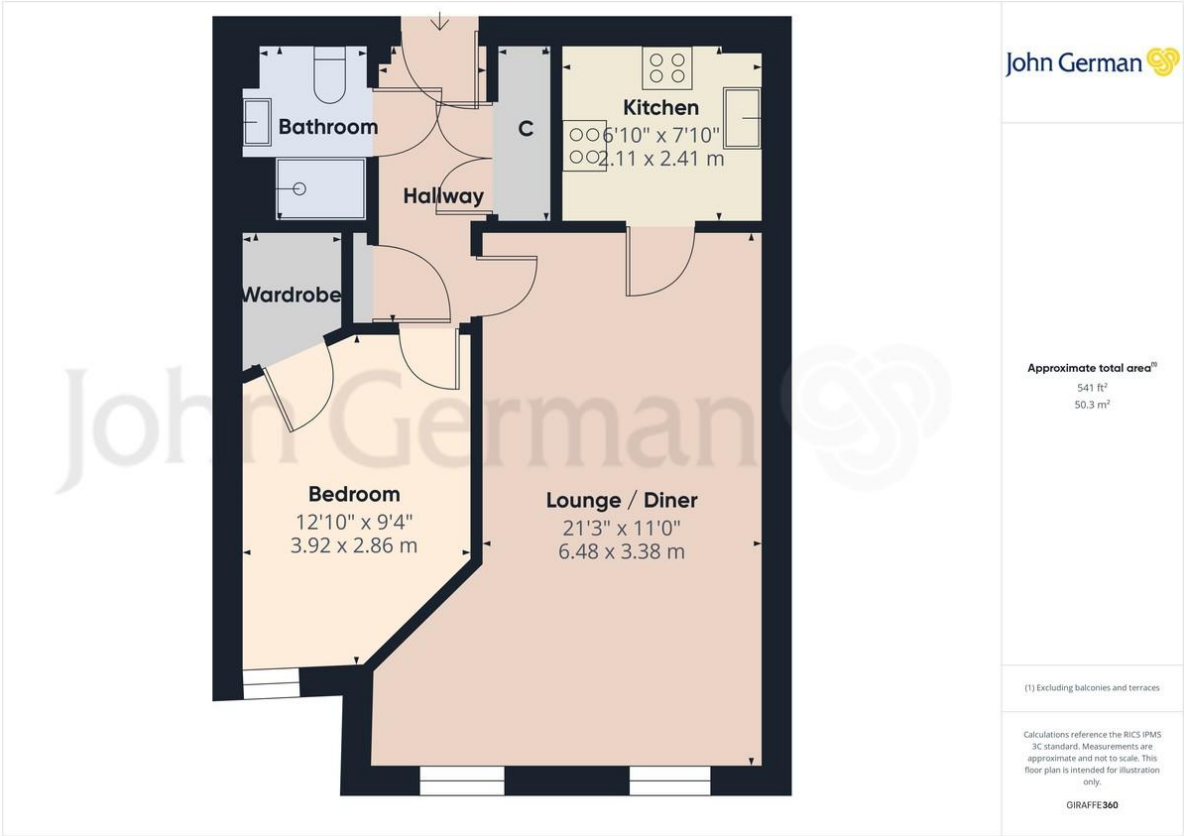
The welcoming central hallway offers excellent storage with a large built-in double cupboard and an additional shelved cupboard. The spacious open-plan lounge and dining room is bathed in afternoon sunlight, thanks to two tall picture sash windows with charming views over the gardens and Churchside Walk. A feature fireplace creates a cosy focal point, making this an inviting space for relaxing or entertaining. The modern high-gloss kitchen is fitted with sleek wall and base cabinets, complementary worktops, and integrated appliances including an induction hob with extractor, oven, fridge freezer, and stainless steel sink with mixer tap – all arranged for ease of use. The generous double bedroom enjoys the same peaceful garden outlook and boasts a large walk-in wardrobe with plenty of hanging, shelving, and storage space. This is more than just a home – it's a chance to enjoy comfort, convenience, and community right in the centre of one of Leicestershire's most sought-after market towns.

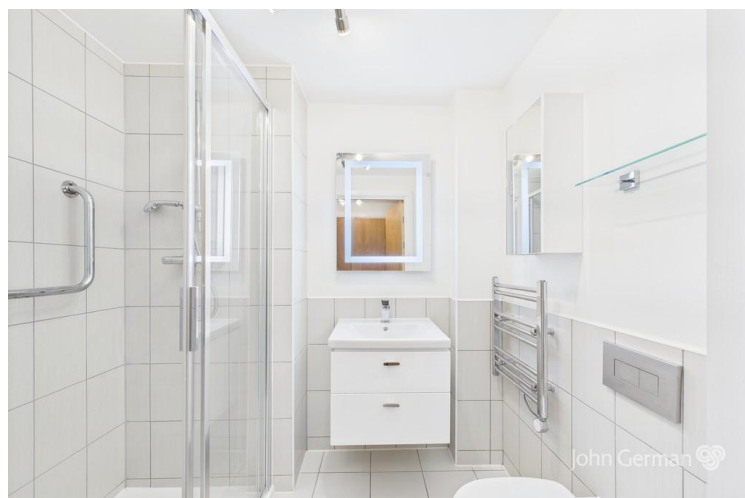
**Tenure:** Leasehold  
999 years commencing 1st January 2016  
Ground rent £212.50 payable every six months  
Service charge £238.20p pcm.  
(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard  
**Parking:** TBC  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA13082025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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