

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

HOWKINS & HARRISON

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Guide Price: £185,000

A particularly spacious ground-floor retirement apartment extending to approximately 766 sq. ft., forming part of the well-regarded Bainbridge Court development in the heart of Ashby-de-la-Zouch. The accommodation includes an impressive living/dining room measuring up to almost 20 ft, a separate fitted kitchen, a generous double bedroom with walk-in wardrobe and a modern shower room. Of particular note, the living room opens directly onto the outside, giving the apartment a pleasant connection with the landscaped communal grounds.



Features

- Spacious ground-floor retirement apartment
- Ready to move into, modern condition
- Generous living/dining room with garden access
- Large double bedroom with walk-in wardrobe
- Modern shower room and fitted kitchen
- Landscaped communal gardens and residents' lounge
- Guest suite, lift and on-site management
- Short walk to Ashby town amenities












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Location

Bainbridge Court occupies a highly convenient position on Kilwardby Street, close to the heart of Ashby-de-la-Zouch. The historic market town offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with leisure facilities and attractive green spaces. Ashby Castle and the Bath Grounds are also within easy reach, while the surrounding National Forest provides further opportunities for walking and recreation. For those travelling further afield, the nearby A42 and A511 provide useful road links towards Burton upon Trent, Derby, Leicester and the wider motorway network.

Bainbridge Court Development

Bainbridge Court is an attractive McCarthy & Stone retirement development, completed in 2016 and comprising 32 one and two-bedroom apartments designed for the over 60s. The development combines independent living with a range of communal facilities, including a residents' lounge, hobby room, guest accommodation, lift access, landscaped communal gardens and on-site parking, together with a House Manager and 24-hour emergency call system. Its position on Kilwardby Street places residents within easy walking distance of Ashby-de-la-Zouch town centre and its shops, cafés and everyday amenities.



Accommodation Details

The apartment opens into a central entrance hall, with useful built-in storage and access to all principal rooms. The living/dining room is particularly generous, with a curved external wall, excellent natural light and French doors opening directly onto the outside, creating an attractive connection with the communal gardens. A separate fitted kitchen sits just off the living space and includes a range of contemporary units and integrated appliances. The bedroom is a spacious double and benefits from a substantial walk-in wardrobe, while the shower room is well appointed with a large walk-in shower, wash basin, WC and heated towel rail. Overall, the apartment is presented in good condition throughout, with a fresh, neutral finish and a practical layout that is ready for immediate occupation.

Outside

Bainbridge Court is set within attractive, well-maintained communal grounds with landscaped lawns, planted borders, paved pathways and seating areas for residents to enjoy. The development also benefits from on-site car parking, with parking permits available subject to availability, together with convenient access into the development from Kilwardby Street. The communal gardens provide a particularly pleasant setting and complement the apartment's own direct access to the outside.

Tenure & Possession

The property is leasehold with vacant possession being given on completion.

Lease Details

989 years remaining

Management & Service Charges

Current charges 2026 - subject to change
Monthly service charge - £238.20 - covers all communal areas and servicing.
Half yearly ground rent - £212.50

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

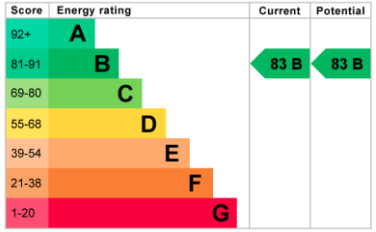
Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage and electricity are connected to the property.

Local Authority

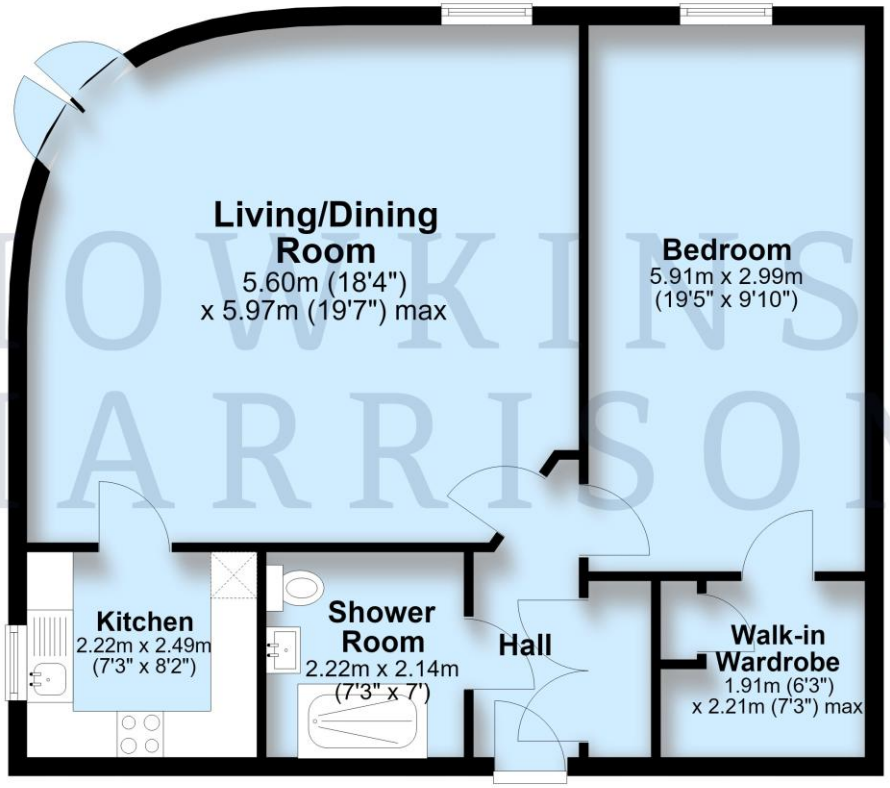
North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B



Ground Floor

Approx. 71.1 sq. metres (765.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.7 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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