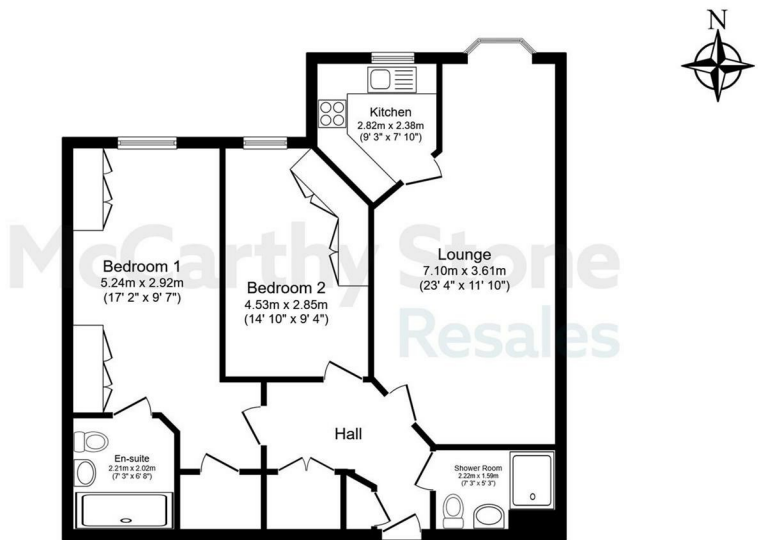
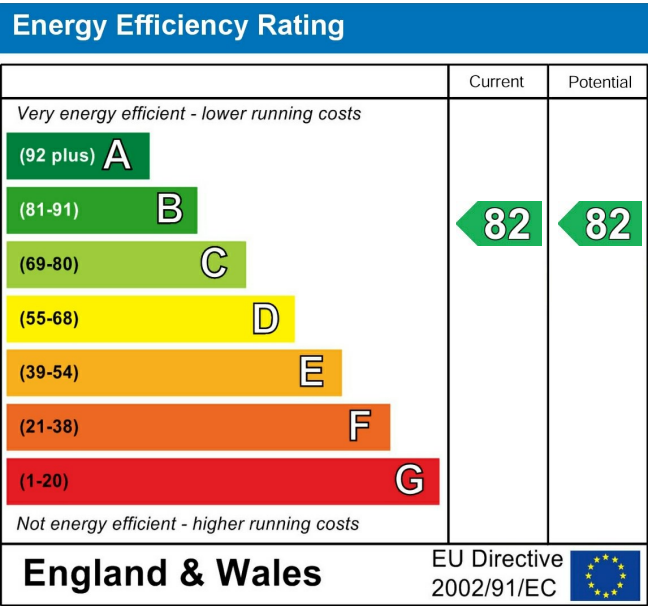




Total floor area 80.7 sq.m. (869 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Registered in England and Wales No. 10716544



6 Bainbridge Court

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

2 2 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 6 Bainbridge Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £255,000
Leasehold

☎ 0345 556 4104
✉ resales@mccarthyandstone.co.uk
🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Delightful Ground floor apartment
- Two bedrooms, two shower rooms
- Bespoke fitted wardrobes
- Spacious Lounge/Diner
- House Manager on site
- Landscaped Gardens & Hobby room
- 24-hour emergency call systems
- Homeowners Lounge where social events take place
- Guest Suite for visiting family & friends
- Pet Friendly

McCarthy & Stone
Resales.

6 Bainbridge Court, Ashby-De-La-Zouch

2 | 2 | Asking price £255,000

Bainbridge Court

Bainbridge Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems.

The homeowners lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening, external window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge and other communal areas. The development CCTV door entry systems and 24-hour emergency call systems, should you require assistance.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age.

Apartment Overview

A stunning two-bedroom, two-shower room retirement apartment, situated on the ground floor of the prestigious Bainbridge Court Retirement Living development for the over 60s. Beautifully presented throughout, the apartment offers spacious and thoughtfully designed accommodation, including a welcoming entrance hall with excellent storage, a bright dual-aspect living room with space for both lounge and dining furniture, and a bay window offering attractive leafy views. The modern fitted kitchen is well-equipped with a range of integrated appliances and contemporary units.

Both bedrooms are generously proportioned and benefit from high-quality bespoke fitted wardrobes, providing exceptional storage and a luxurious finish. The apartment is further enhanced by a modern shower room en-suite and further shower room off the hallway. The apartment further benefits from underfloor heating, a recently installed instant hot water boiler, double glazing and emergency call systems for added peace of mind.



Combining comfort, convenience and stylish low-maintenance living, this superb apartment is ideally suited to those seeking an active and secure retirement lifestyle within a welcoming community.

Local Area

Bainbridge Court is our stunning development located in the heart of Ashby-de-la-Zouch. Ashby offers a great shopping experience from boutique stores and quaint tea rooms to the national retailers you would expect. The town has a regular farmers market, a popular choice with those seeking local produce, in addition Aldi, Tesco and Co-op all less than a mile and a half from the development.

At Bainbridge Court convenience is never far away. Situated in the heart of the midlands with direct road routes into Birmingham, Nottingham, Leicester and Derby, Ashby boasts excellent transport links. Bainbridge Court is also close to a number of bus stops with local regular services to Coalville, Burton upon Trent, Nuneaton and Cannock as well as surrounding villages.

Social Lifestyle

The Communal Lounge is at the heart of the community at DEVELOPMENT NAME and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts



- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,438.88 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

999 years from 1st Jan 2016

Annual fee: £495

Ground Rent Review 1st June 2031

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

