



Kilwardby Street Ashby-De-La-Zouch

- Beautifully presented two bedroom apartment
- Designed exclusively for the over 60s
- Secure fob and telephone entry system
- Generous living room with plenty of natural light
- Well-appointed kitchen with integrated appliances
- Main bedroom with en suite and Juliet balcony
- Attractive communal areas and gardens
- Dedicated parking space in gated secure car park
- EPC Rating B / Council Tax Band B / Leasehold

Welcome to Bainbridge Court, a beautifully presented two bedroom first-floor apartment situated within this highly sought-after McCarthy & Stone development, ideally positioned on the doorstep of the historic Town Centre. Designed exclusively for the over 60s, Bainbridge Court provides an excellent blend of comfortable, modern living with a wonderful range of communal facilities, beautifully maintained shared spaces, a dedicated parking space within the gated residents' car park and a stunning rear garden for residents to enjoy.

The development also benefits from a comprehensive range of security and safety measures, including 24-hour monitoring of the emergency call system, secure keyfob and telephone entry to the communal entrance, emergency intercoms and pull cords within the apartments, together with fire safety equipment and smoke detectors. The gated residents' car park provides an additional level of security.





Accommodation:

Entering the apartment from the pleasant communal hallway, a welcoming reception hall immediately creates a superb first impression, featuring excellent fitted storage and providing access to all areas of the accommodation. At the heart of the home is a magnificent living room, offering generous proportions for a range of furnishings and benefiting from a Juliet balcony which allows plenty of natural light into the room. Positioned adjacent is the well-appointed fitted kitchen, finished with sleek matching units and housing a comprehensive range of integrated appliances, providing a practical and stylish space for everyday living.

The apartment offers two excellent double bedrooms, both providing generous proportions and versatility to accommodate a variety of furniture arrangements and uses. The second bedroom could equally lend itself to use as a separate dining room, study or additional reception space, depending on the purchaser's requirements. The impressive main bedroom benefits from dedicated built-in wardrobes and a wonderful en suite bathroom, creating a comfortable and private retreat.

Location:

Bainbridge Court itself offers residents an excellent lifestyle, with a range of attractive communal areas providing opportunities to socialise and relax, alongside beautifully maintained grounds and a stunning communal rear garden. The development is particularly well placed for enjoying everything the historic Town Centre has to offer, with a variety of independent shops, cafés, restaurants and everyday amenities all within easy reach. The popular Ashby Bath Grounds and surrounding green spaces provide pleasant opportunities for leisurely walks, while regular bus services offer convenient connections to neighbouring towns and cities. With its attractive historic setting, excellent range of amenities and welcoming community, Ashby-de-la-Zouch provides an appealing location for retirement living.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold leasehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

The property benefits from underfloor gas heating.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Alexanders

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

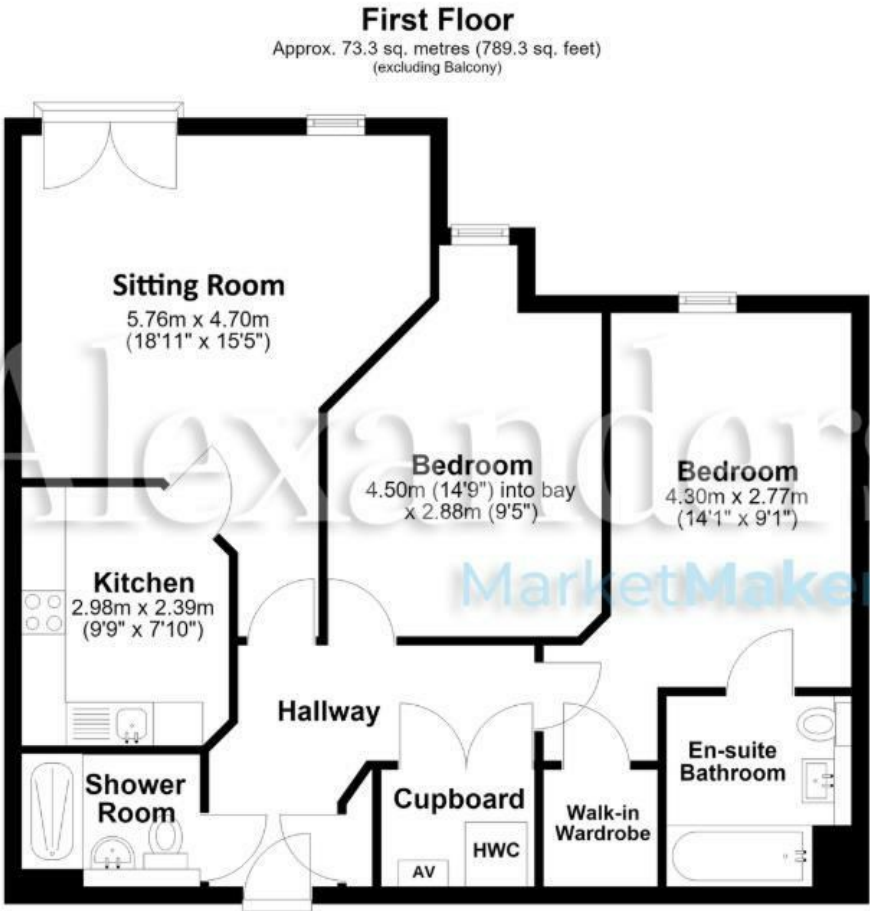
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

