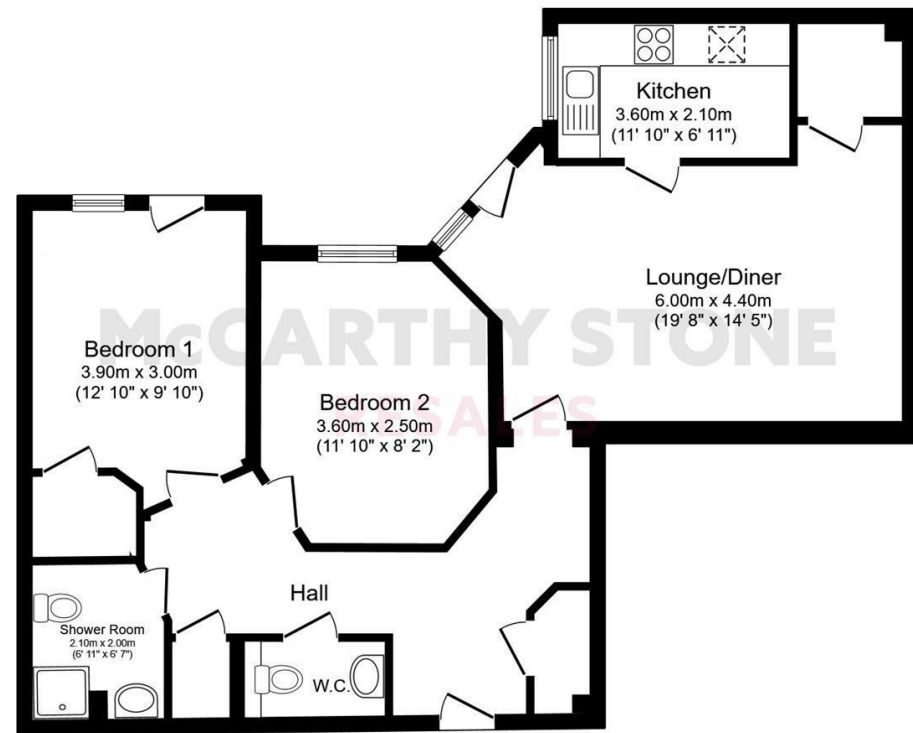


McCARTHY STONE RESALES

2 ELIZABETH PLACE TRIMBUSH WAY, MARKET HARBOROUGH, LE16 7YH



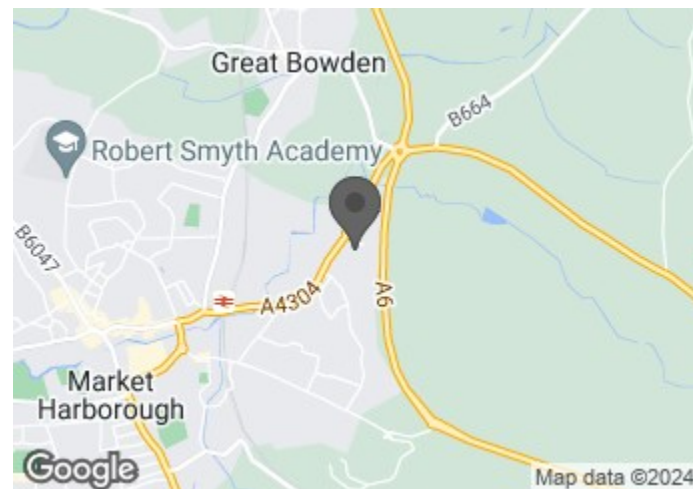
Total floor area 81.3 m² (875 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84



McCARTHY STONE RESALES

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JOIN US FOR PIMMS & NIBBLES THURSDAY 22ND AUGUST 2024 FROM 10AM - 4PM. BOOK YOUR PLACE TODAY!

A SUPERBLY presented two bedroom retirement. Conveniently located on the GROUND FLOOR with direct access to a PATIO AREA from the lounge which looks out onto the beautiful communal gardens. The spacious master bedroom is complemented with a spacious WALK-IN WARDROBE.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £340,000 LEASEHOLD

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ELIZABETH PLACE, TRIMBUSH WAY, MARKET HARBOROUGH

ELIZABETH PLACE

A Retirement Living PLUS development from McCarthy & Stone in the desirable town of Market Harborough, The development features 58 one and two bedroom apartments exclusively available to the over 70s.

Security will be ensured throughout the development, with an on-site Estates Manager, intruder alarms, camera entry doors, and a 24-hour call system for residents.. Every McCarthy & Stone development strives to achieve a close-knit community feel; with just 58 apartments and a sociable Communal lounge, every resident will be able to get to know their neighbours.

At the Market Harborough complex, every resident will have access to the entire facility, including the landscaped gardens, on site bistro/restaurant, Communal lounge, car parking facilities, and the additional feature of the Guest Suite, available for visitors to stay overnight.

LOCAL AREA

Elizabeth Place is conveniently located one mile from the town centre of Market Harborough. Residents can catch the number 33 bus from the stop on Rockingham Road 0.2 miles from the complex, which reaches the main high street in five minutes. The town centre has all the local amenities residents could wish for, including plenty of cafes, restaurants and shops. You'll also find a Post Office, a Lloyds bank, HSBC, a Travel Agent and a Pharmacy. The range of high street shops has something for everyone, including White Stuff, Phase Eight, East, Fat Face, New Look, Waterstones, Clarks, and WHSmith. There is also a great range of charity shops and independent boutiques, including a vintage shop and a craft store. In the centre of town is an attractive and bustling market square which hosts weekly markets and twice monthly farmers markets.

APARTMENT OVERVIEW

We are delighted to offer to the market this beautifully presented, ground floor apartment with a patio area overlooking the communal gardens. Allocated parking space included.

ENTRANCE HALL

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Two storage cupboards.

Doors leading to living room, bedrooms, wet room and guest cloakroom.

LIVING ROOM

The spacious living room benefitting from French windows leading to a patio area overlooking the communal gardens. An additional full height window allows plenty of natural light to flood in, making the room bright and airy,. There's ample room for a dining table. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, fitted carpets & curtains. Raised electric sockets. Part glazed door leading to a separate kitchen.

KITCHEN

A modern and fully fitted kitchen with a range of wall & base units and pan drawers with a worktop over. Waist high electric oven with space above for a microwave. Four ring electric hob with glass splash back. Sink with mixer tap and auto opening window with a fitted blind. Integrated fridge/freezer. Ceiling spotlights and ceramic floor tiling.

MASTER BEDROOM

A bright and spacious bedroom with a full height, double glazed window overlooking the communal gardens, the window allows plenty of natural light in.. Raised sockets, TV & telephone points. Fitted carpets and curtains, ceiling light. Walk in wardrobe providing plenty of hanging rails and shelving.

BEDROOM TWO

Double room with a full height window overlooking the communal gardens. Fitted carpets and curtains, ceiling light.

WET ROOM

Fully fitted wet room with a shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Ceiling spotlights.

GUEST CLOAKROOM

Partially tiled cloakroom comprising of WC, vanity unit with hand basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail.

SERVICE CHARGE

- Onsite Estate Manager and team

2 BED | £340,000

- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £11,936.21 for the financial year ending 28/02/2025. 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 Estate Manager.

GROUND RENT

Ground rent: £505 per annum

Ground rent review: 1st Jan 2034

LEASE INFORMATION

999 years from 1st Jan 2019

ADDITIONAL SERVICES & INFORMATION

- ** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living costs.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

CAR PARKING

The apartment comes with an allocated parking space in the private car park.

