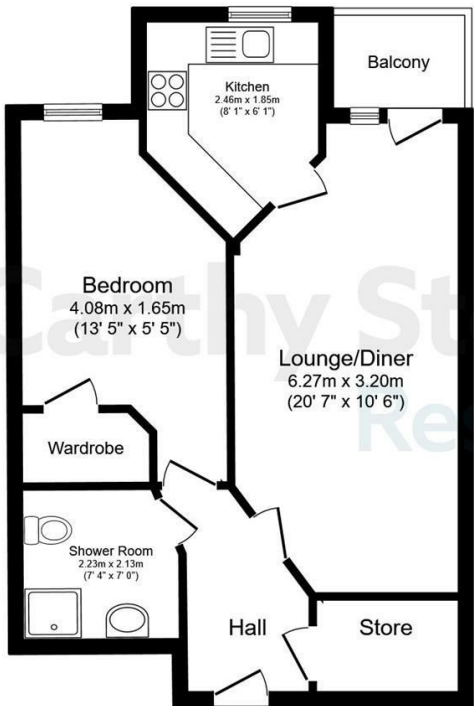


44 Elizabeth Place

Trimbush Way, Market Harborough, LE16 7YH



Asking price £199,950 Leasehold

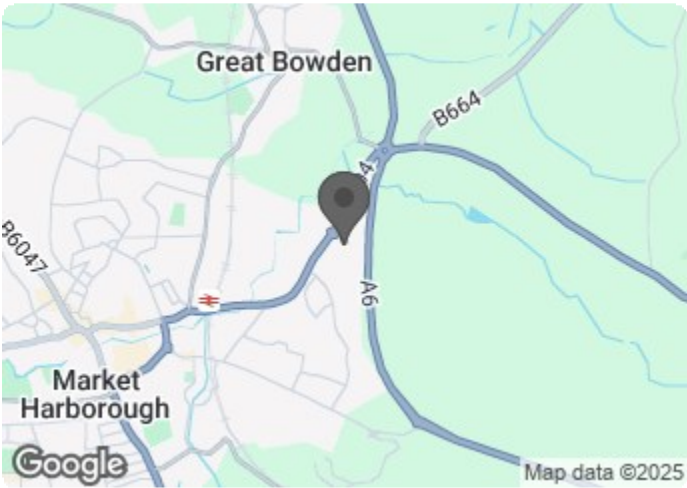
SOUTH FACING apartment situated on the second floor benefitting from a living room with a WALK OUT BALCONY, overlooking the gardens. Modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM.

The development offers EXCELLENT COMMUNAL FACILITIES including a Bistro style restaurant, landscaped gardens and Communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Elizabeth Place, Trimbush Way, Market Harborough

## Summary

Elizabeth Place is 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.

## 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.. Utility/storage cupboard

housing a washer/drier. Doors leading to living room, bedroom and shower room.

## Living Room

South facing living room with a walk out balcony enjoying garden views. 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 sits beneath a double glazed, electronically controlled window with fitted blind. Integrated fridge/freezer. Ceiling spotlights and ceramic floor tiling.

## Bedroom

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

## Shower Room

Fully fitted suite with a level entry shower with curtain and support rail. 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.

## Car Parking

This apartment does not have an allocated car parking space. There is a potential option to purchase a parking space (subject to availability). Please speak to your Property Consultant for more details. Visitor parking available.

## Service Charge (breakdown)

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments

# 1 bed | £199,950

- 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 does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge £9,022.83 for financial year ending 28/2/2025.

## Lease Information

Lease Length: 999 years from Jan 2019

Ground Rent: £435 per annum

Ground rent review date: Jan 2034

## Moving Made Easy & Additional Services

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

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 that can assist with service charges or living costs.
  - 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.

