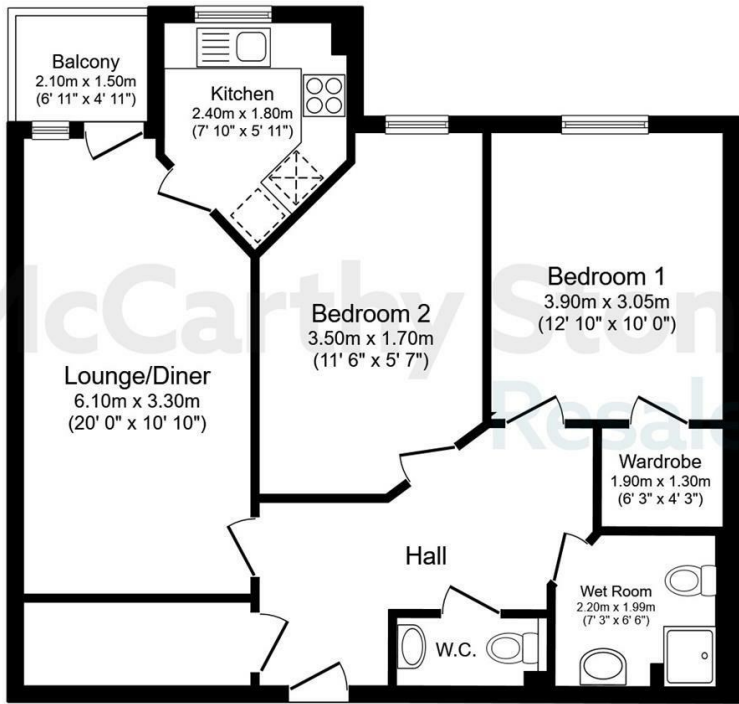


29 Elizabeth Place

Trimbush Way, Market Harborough, LE16 7YH



Asking price £280,000 Leasehold

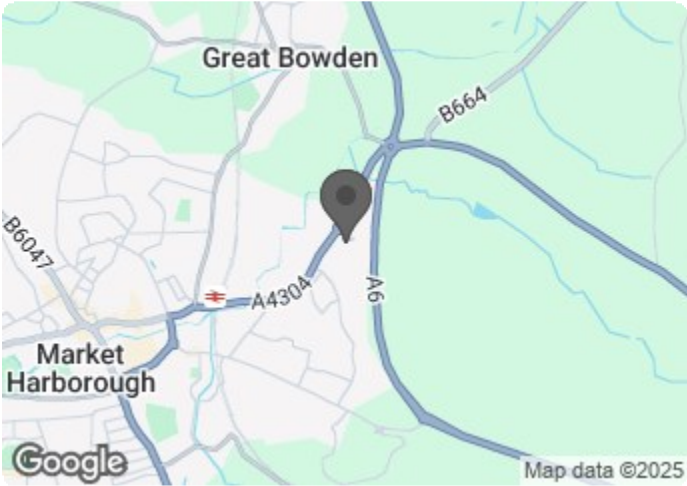
Spacious TWO bedroom apartment boasting a living room with a WALK OUT BALCONY, modern kitchen with integrated appliances, double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY WET ROOM. Elizabeth Place, A McCarthy stone retirement living development, nestled in Market Harborough, offers EXCELLENT COMMUNAL FACILITIES including a Bistro style restaurant, landscaped gardens and Communal lounge where SOCIAL EVENTS take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 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



with the potential to house a washer/dryer. Doors leading to living room, bedroom and wet room

### Living Room

The spacious living room benefits from French doors leading onto a walk out balcony with views over the front elevations. 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 for convenience. Part glazed door leading to a separate kitchen.

### Kitchen

A modern and fully fitted kitchen with a range of sleek high gloss wall & base units and pan drawers for ample storage with a worktop over. Waist high electric oven with space above for a microwave. Four ring electric hob with glass splash back and extractor hood over. Sink with chrome mixer tap situated below a double glazed window. Integrated fridge/freezer. Ceiling spotlights and grey ceramic floor tiling.

### Master Bedroom

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

### Bedroom Two

A generously sized light and spacious double room. Has the potential to be used as a study, dining area, or hobby room. Raised electrical sockets for convenience.

### Wet Room

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

### W/C

Modern WC, grey floor tiling and half height wall tiles. Toilet and basin with white high gloss cabinetry sitting below basin.



## 2 bed | £280,000

### Service Charge (breakdown)

- Onsite Estate Manager and team
- 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 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 £12,335.40 for financial year ending 28/02/2026.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Lease Information

Lease Length: 999 years from Jan 2019  
Ground Rent: Annual charge £435  
Ground rent review date: Jan 2034

### Moving Made Easy & Additional Information

- 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

