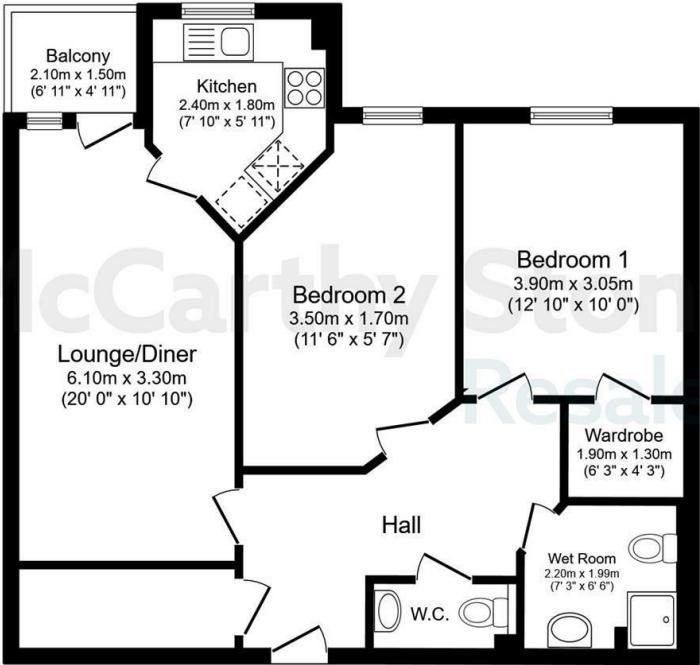


29 Elizabeth Place

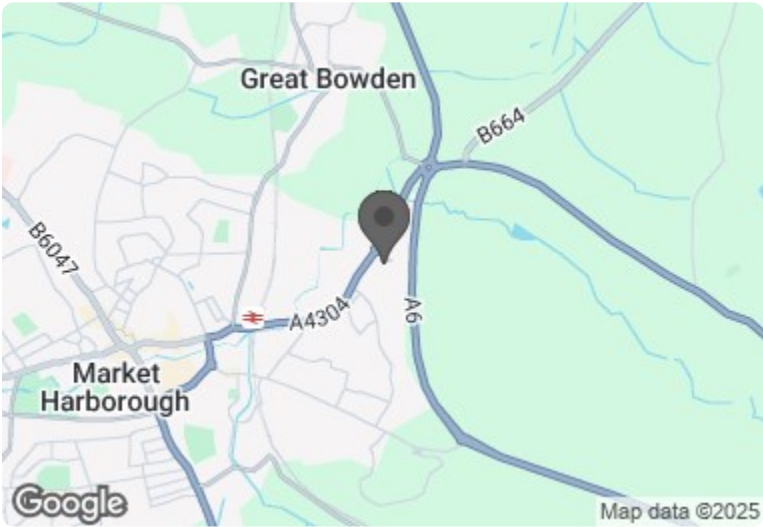
Trimbush Way, Market Harborough, LE16 7YH

PRICE  
REDUCED



Total floor area 69.8 sq.m. (751 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

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 |           |



PRICE REDUCTION

Asking price £262,500 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF ELIZABETH PLACE - BOOK NOW!

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.

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# Elizabeth Place, Trimbush Way, Market

2 Bed | £262,500

PRICE  
REDUCED

### 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.

### 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.

\*Free Entitlements Advice\* Check out benefits you may be entitled to .

### 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.
- 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

