

42 Homewelland House

Leicester Road, Market Harborough, Leicestershire, LE16 7BT



PRICE: £75,000

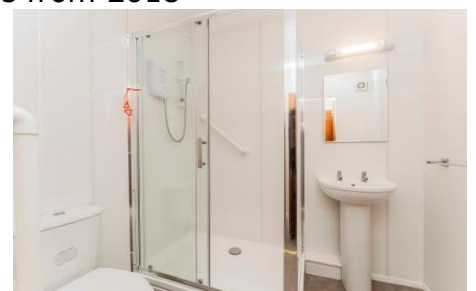
Lease: 150 years from 2018

Property Description:

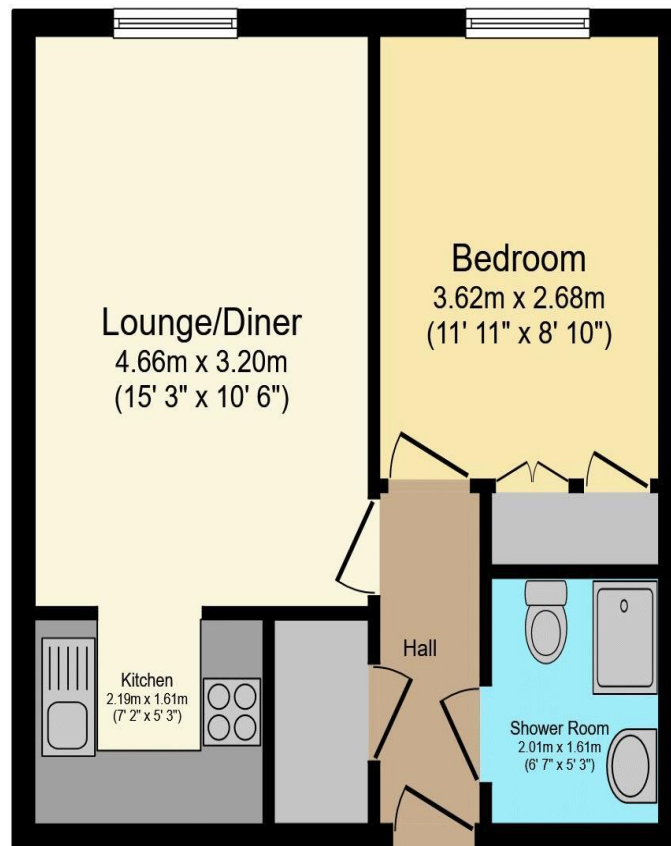
A ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT Homewelland House has bus stops for main route to and from market Harborough to Leicester right outside the development. The town has lots of individual shops and coffee shops, churches, library/museum, Doctors surgery, dentists, pharmacies. The main supermarkets in Harborough are Waitrose, Sainsbury, Aldi, Lidl, Co-op and a small Tesco's. Homewelland House is an independent living site and was constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that the first

Residents' lounge
Communal Laundry facilities
24 hour emergency Appello call system
Development Manager
Lift to all floors

Guest Suite
Minimum Age 60 first resident and 55
second resident
Please refer to full details for Viewing
instructions
Lease 150 years from 2018

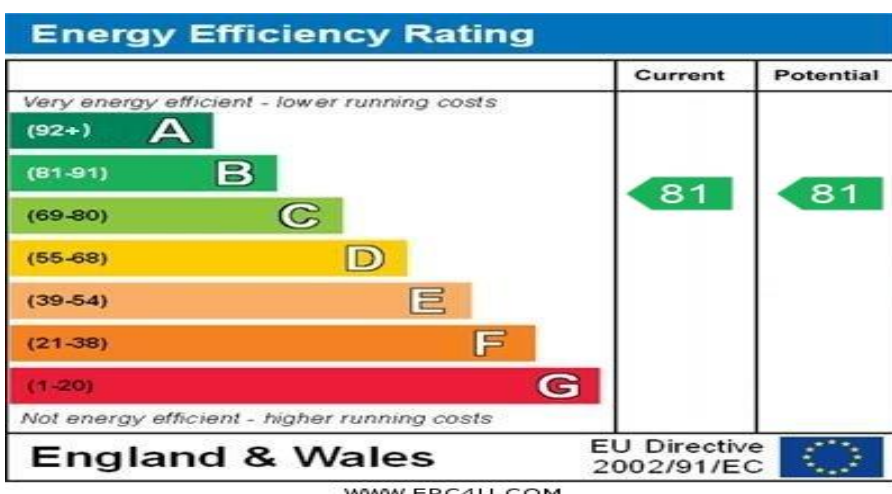


**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



Total floor area 38.5 m² (414 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).
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For Financial Year Ending:

31/8/25

Annual Ground Rent:

£565.50

Ground Rent Period Review:

2028

Annual Service Charge:

£2,596.32

Council Tax Band:

B

Event Fees:

**1% Transfer
0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.