



Symington Way, Market Harborough, LE16 7XA

**ANDREW
GRANGER & CO**

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**SHELDON
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Property Description

Over 55s Retirement Apartment

A well presented, sunny, first floor retirement apartment ideally located just a few minutes walk from the centre of town. The property has the provision of double glazed windows and newly installed air source heat pump. The accommodation comprises of an entrance hallway, chair lift in situ and staircase leading to the first floor landing, sitting room, kitchen with built-in oven and hob, two good sized bedrooms, and modern bathroom suite.

Externally, there is an attractive communal patio area and grounds which are well maintained by the management company.

The accommodation is ideally located for the town centre and is close to shops, restaurants and the local theatre. Property briefly comprises of an entrance hallway with useful storage cupboard, first floor landing with connecting doors to principal rooms, lounge fitted with an electric fire with surround, door with Juliet rail, kitchen fitted with a good range of base and wall units with granite worktop and integrated double oven and , hob, view over the rear garden, both bedrooms offer good space and overlook the front elevation and modern bathroom suite. Externally, there are residents parking areas and communal grounds. The purpose built complex is warden assisted and has a meeting room, lounge and kitchenette with storage amenities.

The property is leasehold and has a monthly service charge for maintenance of the communal areas, building insurance, boiler serving, window cleaning and careline.

The property lies only a short walk from Market Harborough's town centre which enjoys an excellent range of shopping and supermarket facilities, restaurants, theatre, council offices and library and fine Church. Market Harborough enjoys an excellent communication network with access to the M1, M6, M69 motorways, A14 and mainline railway station with daily services to London St. Pancras.





Key Features

- Over 55s Retirement Development
- Walking Distance of Town Centre
- Entrance Hall
- Sitting Room with Feature Fireplace & Juliet Balcony
- Kitchen with Built-in Oven & Hob
- Two Bedrooms, Modern Bathroom Suite
- Air Source Heating
- Communal Parking and Gardens
- On Site Warden
- No Upward Chain

**Offers Over
£170,000**



Approximate Gross Internal Area
55.9 sq. m. (602 sq. ft.)



First Floor
Floor Area 55.9 sq.m. (602 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

Local Authority
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

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