

38 Elizabeth Place, Market Harborough, LE16 7YH



£195,000

Constructed to a high specification by award winning builders McCarthy & Stone, and restricted to 'Over 70's' only, is this well presented one bedroom apartment located on the rear aspect with balcony and parking space inclusive. The complex is well located towards the Eastern outskirts of town and offers tailored domestic support packages, a superb social lounge/bistro and guest suite. The accommodation comprises: Entrance hall, living/diner, kitchen, bedroom with walk-in-wardrobe and wet room.

Service without compromise

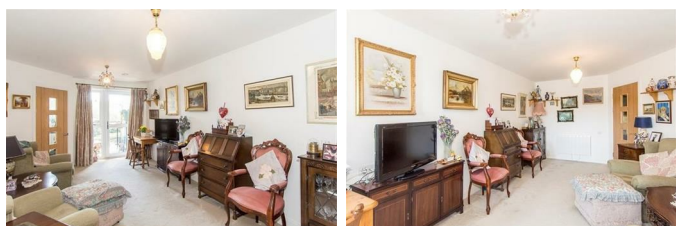
ADAMS & JONES

Entrance Hall 9'10" x 5'7" (3.00 x 1.70)



9' 10" max x 5' 7" max (3.00m max x 1.70m max)
Accessed via a wooden front door from communal hall.
Doors off to: Living Room, Bedroom, Wet Room and
Large Storage Cupboard. Telephone point.

Lounge/Diner 21'0" x 10'6" (6.40 x 3.20)



21' x 10' 6" (6.40m x 3.20m) UPVC double glazed door
to rear aspect onto Balcony with UPVC double glazed
side window. Electric radiator. TV and Telephone point.
Door through to: Kitchen.

Kitchen 8'7" x 8'0" (2.62 x 2.44)



8' 7" x 8' (2.62m x 2.44m) Having a selection of
contemporary fitted base and wall units with laminate
worktop and acrylic single bowl sink with drainer.
Integrated appliances include: Fridge/Freezer, slim line
dishwasher, high level fan assisted oven and a four ring
electric hob with extractor over. Tiled flooring. UPVC
double glazed window to rear aspect.

Bedroom One 13'7" x 10'7" (4.14 x 3.23)



13' 7" x 10' 7" (4.14m x 3.23m) Floor to ceiling UPVC
double glazed window to rear aspect. Electric radiator. TV
and Telephone point. Door to: Walk-in-wardrobe.

Wet Room 7'4" x 6'11" (2.24 x 2.11)



7' 4" x 6' 11" (2.24m x 2.11m) Comprising: Shower, hand
basin with vanity storage below and mirror above, low
level WC. Chrome heated towel rail. Feature tiling to
walls and floor.

Balcony



The apartment benefits from a south facing balcony ideal
for a table and chairs with room for a few pot plants.

Parking

The property price includes one allocated parking space.
Visitor parking is also available.

Service without compromise

Communal Gardens



There are delightful communal gardens surrounding the property having delightful patio areas, lawns and landscaping.

Lease Details

TBC

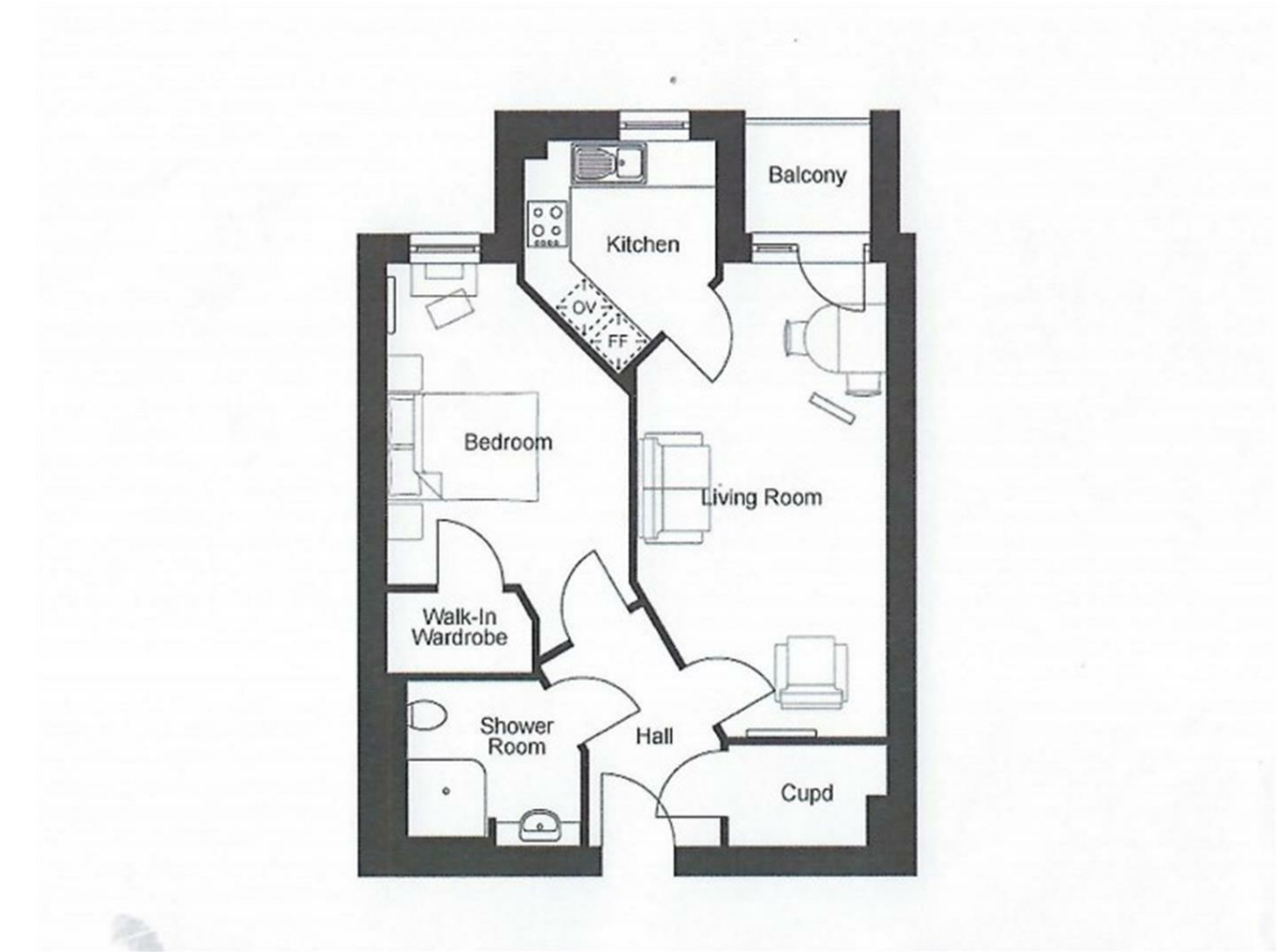
Additional Details & Services



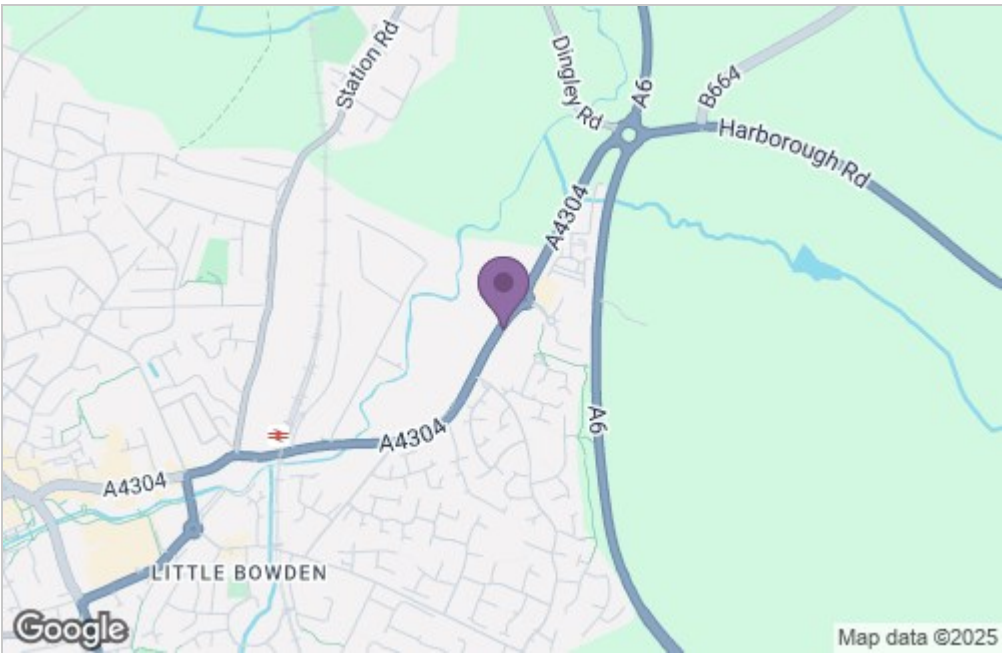
On site Bistro serving Breakfast 9am-12noon and Lunch 12noon-2pm followed by snacks 2pm-3pm. Open to owners and family afternoon tea available, Sunday roasts , Fish and chip Friday.Homeowners lounge closed temporarily due to covid restrictions, however usually open 24 hours a day and it has WIFI, TV and tea and coffee facilitiesLaundry room, mobility scooter room, function suite (hireable but closed due to covid), Guest suite currently closed usually £25 Per night for visiting guests of the owners, owners can also stay in any other mccarthy stone guest suite for £25 really great selling feature.2 x lifts , on site staffing 24 hours a day, certain pets are allowed dog or cat , 24 hour lifeline, care packages availableService charge includes 1 hour of domestic service assistance per week , cleaning of the apartment, shopping, walk, etc

Council Tax Band B

Floor Plan



Area Map



Energy Efficiency Graph

