

40, Homewelland House Leicester Road, Market



£75,000

This charming retirement apartment on Leicester Road is a true gem. Boasting one reception room, one cosy bedroom, and a recently re-fitted kitchen, this flat is perfect for those seeking a peaceful and convenient lifestyle.

Situated close to the town centre, residents can enjoy easy access to a variety of shops, restaurants, and amenities. The manicured communal gardens provide a serene setting for leisurely strolls or simply unwinding amidst nature.

What truly sets this property apart is the superb community feel it offers. Residents can look forward to a warm and welcoming environment where friendships flourish and a sense of belonging is fostered. Additionally, the residents' amenities ensure that all your needs are catered to within the comfort of your own home.

Don't miss this opportunity to embrace a relaxed and fulfilling lifestyle in this delightful retirement apartment. Experience the best of Market Harborough living at your doorstep.

Service without compromise

Entrance Hall



Accessed through a private front door off the communal hall. Doors off to: Lounge, bedroom, shower room and store cupboard.

Lounge/Diner 15'4 x 10'6 (4.67m x 3.20m)



UPVC double glazed window overlooking the communal gardens. TV point. Wall lights. Electric 'Fischer' wall mounted radiator. Intercom system. Opening through to: Kitchen

Kitchen 7'3 x 5'4 (2.21m x 1.63m)



Having been re-fitted with modern base and wall mounted units having a laminate worktop over and a single bowl stainless steel sink with drainer. The current owner has ensured that every inch is accessible for optimal storage with pull out corner shelves, spice rack and upper corner cabinets. There is a freestanding electric cooker, extractor over and space for a freestanding fridge/freezer. The kitchen is completed with vinyl flooring and tiled splash back.

Bedroom 12'0 x 8'9 (3.66m x 2.67m)



UPVC double glazed window overlooking the communal gardens. Built-in wardrobe with concertina doors having a clothes hanging rail and shelving. Wall lighting.

Shower Room 6'9 x 5'4 (2.06m x 1.63m)



Comprising: Double walk-in shower, low level WC and wash hand basin over a fitted vanity unit. There is vinyl flooring, wall tiling, a wall mounted mirrored cabinet, electric wall mounted heated and a chrome heated towel rail.

Store Room

A good sized cupboard handy for storage. Access to hot water system and meters.

Communal Gardens

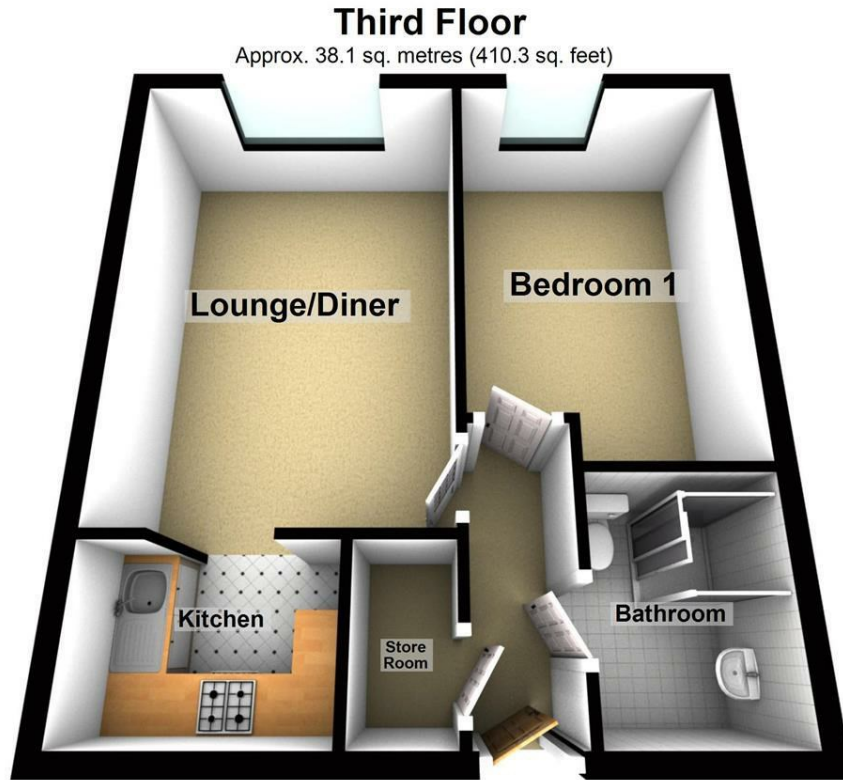


Development Facilities & Lease Information

The complex benefits from a Residents Lounge and Kitchen, mobility scooter store, laundry room, outside drying area and guest bedroom suite. The beautifully landscaped gardens are an exceptional feature to this lovely retirement apartment that wrap around the entire complex creating a delightfully leafy outlook with manicured lawns, well stocked beds and borders boasting a variety of established planting and shrubs. The property has access to the communal parking area located to the front of the building. There is also the addition of a visitors parking area. The lease is 99 years as of

November 1987 with 62 years remaining. Ground rent: £436.24 per annum and this is paid bi-annually (£218.12). Service Charge: £2,288.96 per annum and this is paid bi-annually (£1,144.48).

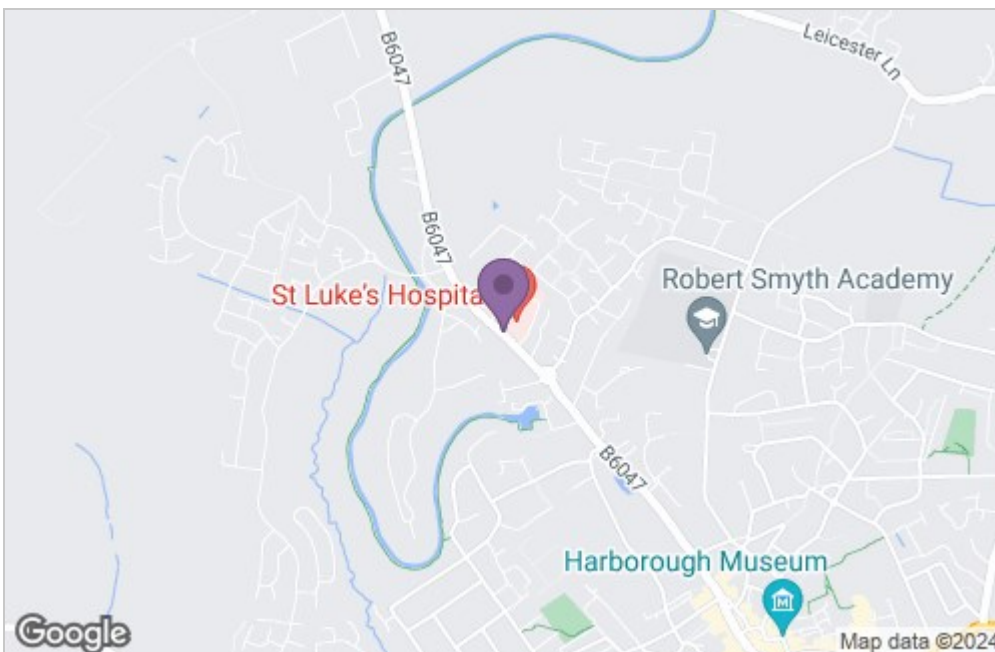
Floor Plan



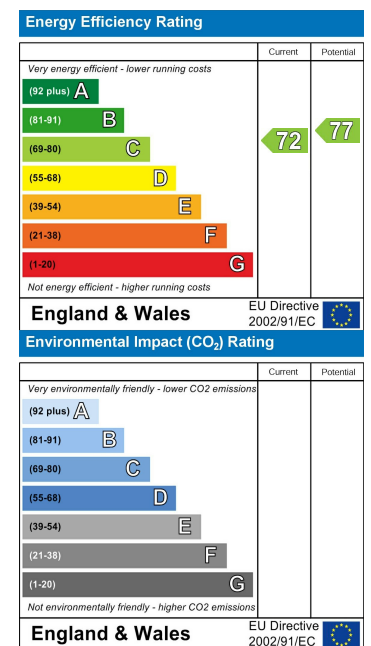
Total area: approx. 38.1 sq. metres (410.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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