

38 Elizabeth Place, Market Harborough, LE16 7YH



£700

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. A monthly service charge of £779.68 is payable

Service without compromise

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.

Communal Gardens

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

Additional Information

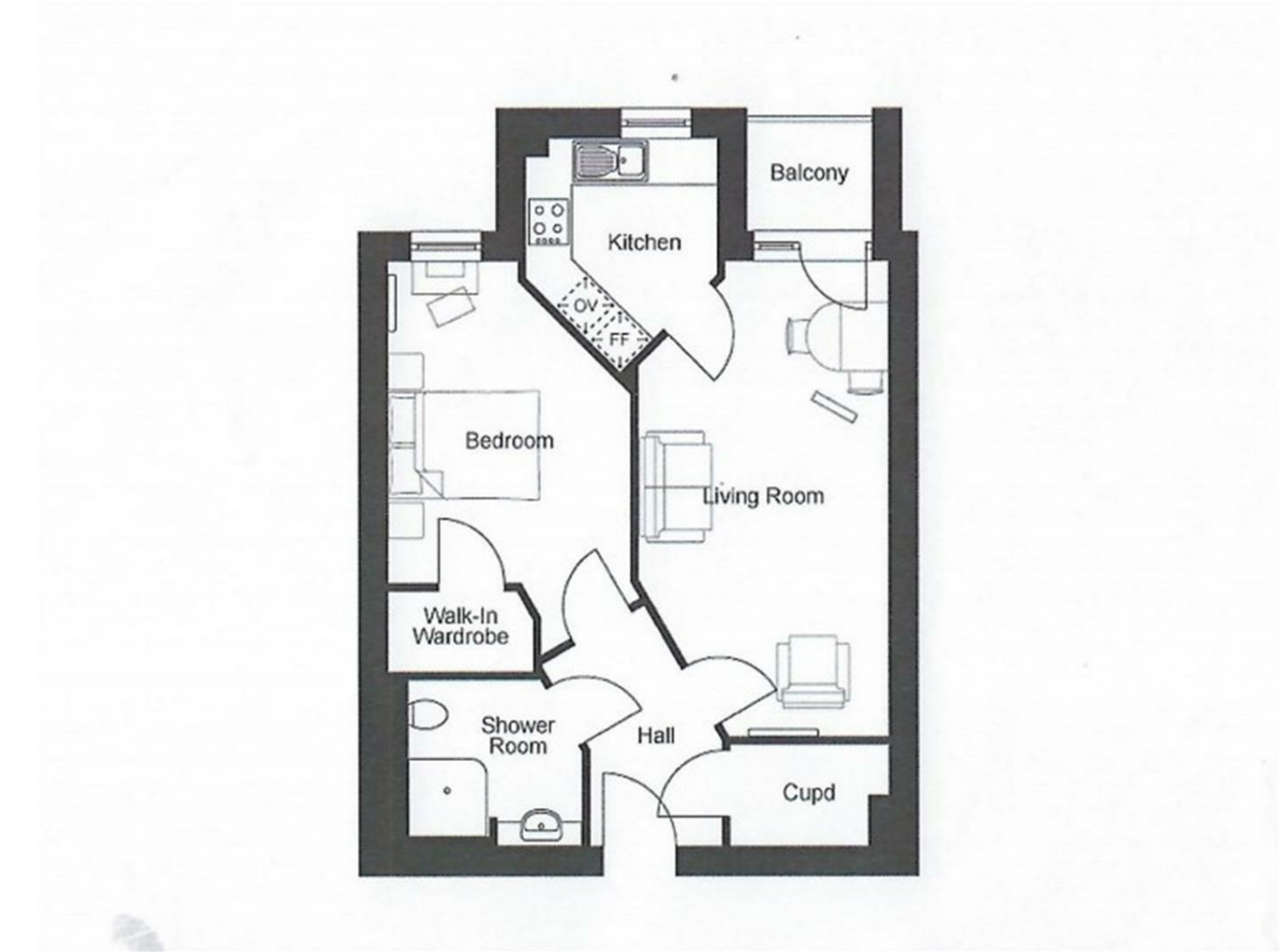
Council tax band B
Holding deposit based on £700 rent per calendar month
amounting to £161.00

Damage deposit based on £700 rent per calendar month
amounting to £807.00

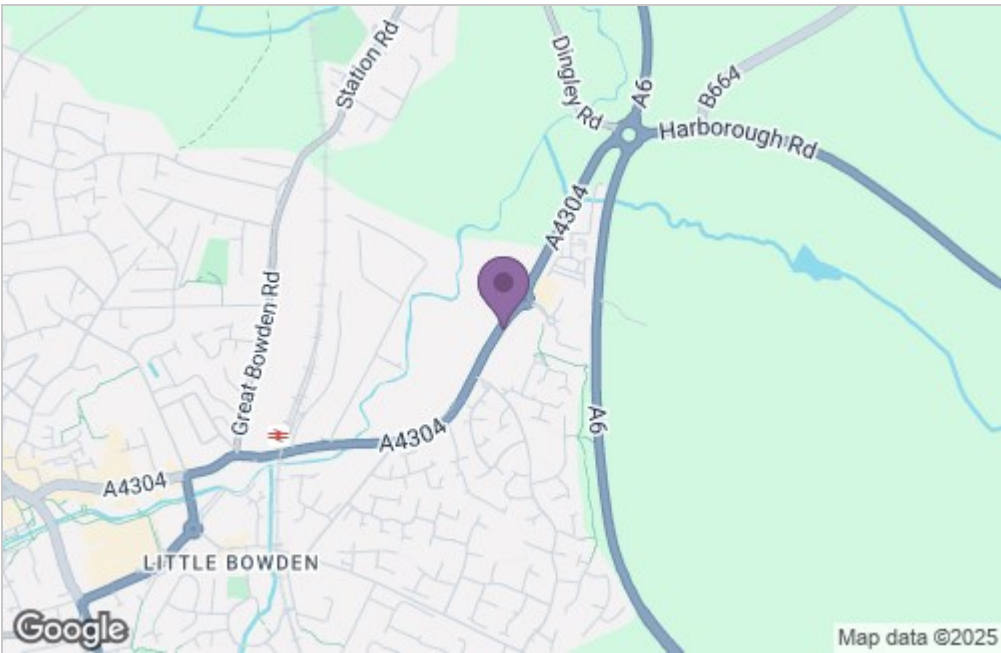
Initial tenancy term 6 months and will revert to a
monthly periodic after the initial term

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 is usually open
24 hours a day, It has WIFI, TV and tea and coffee
facilities, Laundry room, mobility scooter room, function
suite and Guest suite, this is currently closed but is usually
£25 Per night for visiting guests of the owner. Owners can
also stay in any other McCarthy stone guest suite for £25.
2 x lifts , on site staffing 24 hours a day, 24 hour lifeline,
care packages available. Service charge includes 1 hour of
domestic service assistance per week , cleaning of the
apartment, shopping, walk, etc. Service charge payable
which is currently £779.68 pcm.

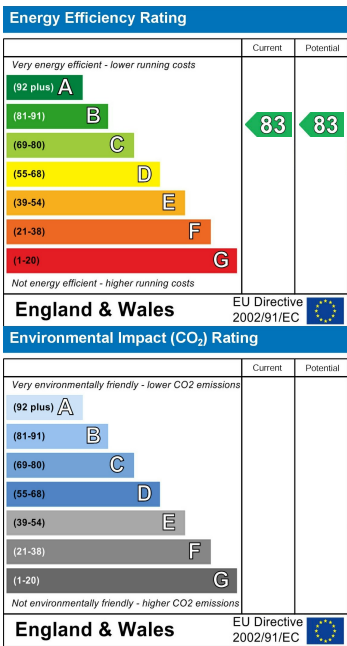
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise