



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Elizabeth Place, Market Harborough

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## “Retire In Style”

This fantastic one bedroom second floor McCarthy & Stone apartment is situated in the popular and stylish Elizabeth Place, located within walking distance to the town centre and boasting generous proportions, a high standard of finish throughout, an off road parking space and a balcony with views over the manicured gardens!

Conveniently located within walking distance to Tesco Express, the train station and town centre offering a variety of independent local shops and restaurants.

Stunning Social Lounge and Bistro open out to the beautiful landscaped gardens which are made sure to look their best year round offering the perfect outdoor space to sit back, relax and enjoy your retirement. The Bistro is ideal for those days when you don't feel like cooking yourself and serving a variety of light bites, snacks and hot meals.

Dedicated on site Estates Manager during the day to help and support as and when you need it.

A Guest Suite is available for visiting friends and family (subject to current restrictions), they will find it's like staying in a hotel! The Guest Suite can also be booked for McCarthy & Stone residents at any other development across the country.

Dedicated in house support team providing flexible, domestic support packages, tailored to suit your requirements with an extensive assortment of services on offer-from help with grocery shopping to somebody accompanying you to a doctor's appointment.

The property is on a 999 year lease from January 2019 with a ground rent of approximately £434.00pa and a service charge of approximately £6847pa.

Entrance through the solid timber front door leading into the welcoming and spacious entrance hall with a fitted floor mat and access to a spacious storage cupboard also housing the hot water tank.

Well-proportioned living room of a good size boasting a Juliet balcony overlooking the communal gardens and a sizeable storage cupboard.

Modern and stylish kitchen comprising ceramic tiled flooring, a host of eye and base level high gloss units, square edged work surfaces, a composite sink with a drainage board, a mid-level electric oven, a four ring electric hob and an integrated fridge/freezer.

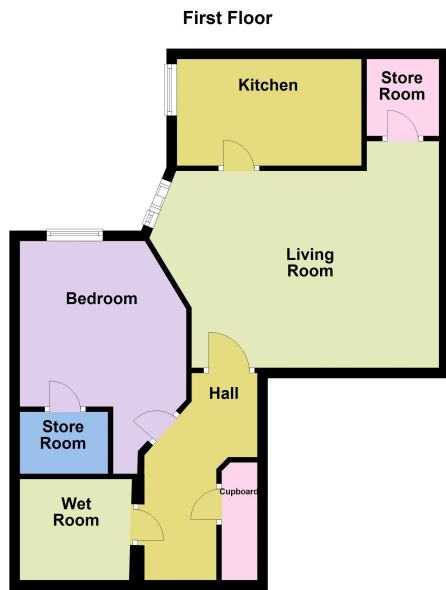
Ample sized double bedroom with a window overlooking the communal gardens and a walk-in wardrobe with hanging space.

Modern wet room comprising ceramic tiled flooring and walls, a heated towel rail, a low level WC, a vanity enclosed wash hand basin and a walk-in shower with a fitted shower over.

Elizabeth Place boasts manicured communal gardens offering a pleasant place to sit in the sun with friends and a pleasant place for a stroll in a secure environment. The property benefits from an off road parking space situated to the front of the building.







- Living Room 15' 10" x 14' 6" (4.82m x 4.42m)

- Kitchen 11' 8" x 6' 10" (3.55m x 2.08m)

- Bedroom 14' 11" x 11' 5" (4.54m x 3.48m)

- Wet Room 7' 4" x 6' 6" (2.23m x 1.98m)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

