



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northampton Road, Market Harborough

1 1 1



"Central Retirement Living with Garden Views!"

Overlooking the delightful communal gardens this well presented, one bedroom, retirement apartment boasts new carpets and decor throughout and is within walking distance to the town centre!

Built by the reputable builder McCarthy & Stone Developments, the apartment is nestled within a small, one-off development comprising of just 48 apartments with a communal resident's lounge area, laundry room, communal gardens, a lodge manager and access to the 24 hour emergency Appello call system. There is also a guest suite which can be booked for visitors at a charge to be confirmed.

The property is of a leasehold tenure with approximately 103 years remaining. There is a service charge of £3,149.18 per annum and a ground rent of approximately £750 per annum.

Entrance is gained into the well-maintained communal hall and residents lounge area via a secure intercom system. The apartment is situated on the first floor with its own private front door.

Entrance hall with access to the useful storage cupboard and a care system with pull cord.

Beautifully appointed living/dining room featuring an electric feature fireplace, space for both living and dining and French doors lead to a Juliette balcony providing views overlooking the delightful communal gardens.

The kitchen comprises a host of eye and base level units, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a draining board, an electric oven, a four-ring electric hob and space for an fridge and a freezer.

Well-presented double bedroom boasting built-in fitted wardrobes and a window to the rear elevation overlooking the communal gardens.

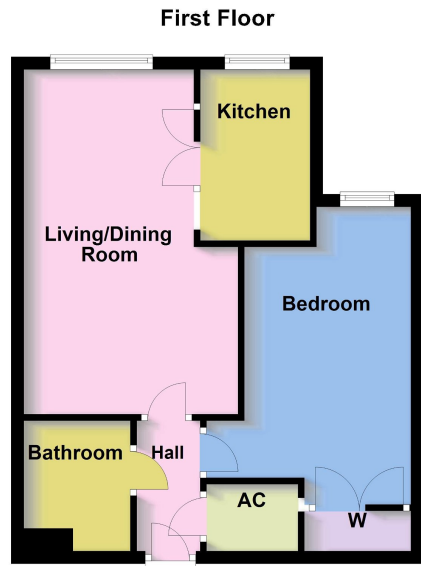
Bathroom comprising floor to ceiling wall tiles and a three-piece suite incorporating a panel-enclosed bath with shower over, a low-level WC and a wash hand basin built within a vanity unit providing additional storage.

Located in the sought after town of Market Harborough and just a stone's throw from the town centre, this fantastic apartment offers an enviable central position.

Set back from the road the property boasts well maintained communal gardens with an array of mature plantings and trees, attractive shrubbery and a high-level hedgerow offering a good degree of privacy.

There is a private communal car park with non-allocated spaces for residents as well as visitor parking bays.





- Living/Dining Room - 5.36m x 3.35m (17'7" x 11'0")
- Kitchen - 2.72m x 1.73m (8'11" x 5'8")
- Bedroom - 4.72m x 3.23m (15'6" x 10'7")
- Bathroom - 2.08m x 1.68m (6'10" x 5'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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