



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Trimbush Way, Market Harborough, LE16 7YH

Guide Price £70,000

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“Retire In Style”

Situated in the popular Elizabeth Place development within walking distance of the town centre, this impressive second floor apartment boasts a high standard of finish throughout, two double bedrooms, a wet-room and impressive facilities!

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.

The complex also benefits from an 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.

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.

The Service Charge for the new yearly period of 1st March 2024 – 28th February 2025 is £994.68 per month. The Ground Rent is additionally, £255.00 for each half yearly period and is annually £510.00.

The apartment complex is entered through secure doors with intercom system leading through the communal living and dining room with Apartment 3 located on the ground floor. Entrance through the solid timber front door leading into the inviting Entrance Hall with a fitted floor mat, access to the spacious airing cupboard with additional storage and a secure intercom system and a help button if required.

Welcoming and spacious entrance hall with a fitted floor mat, ample space for coat and shoe storage and a generous sized storage/airing cupboard.

Beautifully appointed living/dining room boasting a charming electric fireplace, ample space for a dining table and chairs and a door to the balcony.

The balcony offers an ideal space to sit and enjoy the late afternoon/evening sun.

Modern kitchen featuring attractive tiled flooring, a host of eye and base level units, a roll top work-surface with a matching up stand, and a sink with a mixer tap and draining board. A host of Bosch integrated appliances include a single oven, an electric hob, a chimney hood extractor fan and a fridge freezer.

Walk in wet room finished to a high standard with floor to ceiling tiling and a three piece suite to I'll use an oversized, walk in shower, a low level WC and a contemporary vanity enclosed wash hand basin.

Separate WC with floor to dado height tiling and a white two piece suite to include a low level WC and a vanity enclosed wash hand basin with LED light mirror.

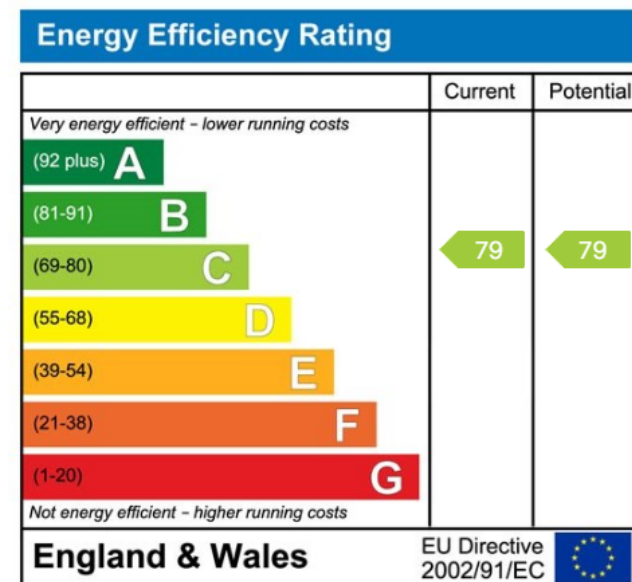
Two double bedrooms both boasting fantastic proportions with full height windows and the main bedroom benefitting from a dual aspect, flooding the room with natural light.

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.





- Living/ Dining Room - 7.47m x 3.28m (24'6" x 10'9")max
- Kitchen - 2.46m x 1.68m (8'1" x 5'6")max
- WC - 1.85m x 1.02m (6'1" x 3'4")
- Main Bedroom - 3.94m x 3.05m (12'11" x 10'0")
- En Suite - 1.91m x 1.42m (6'3" x 4'8")
- Bedroom Two - 3.89m x 2.08m (12'9" x 6'10")max
- Shower Room - 2.21m x 1.98m (7'3" x 6'6") max
- Storage Room - 3.3m x 1.47m (10'10" x 4'10")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

