



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Northampton Road, Market Harborough, LE16 9HZ

£80,000

1 1 1



## "Retire In Style"

Occupying a desirable ground-floor position with a door out to the patio area, a well presented interior and within a stone's throw of the town centre, this one-bedroom retirement property is sure to impress!

Built by the reputable builder McCarthy & Stone Developments, and for the over 55's, 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.

The property is of a leasehold tenure of 125 years from 2001, with approximately 101 years remaining as of 2025. There is a service charge of £3068.25 per annum and a ground rent of £769.19 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 through the timber front door leading into the entrance hall with a spacious storage cupboard housing the water tank and hanging space for coats.

Naturally light living/dining room benefitting from a door opening out to the west facing patio, a feature electric fireplace providing a focal point to the room, ample space for a four-seater dining table and chairs, and double doors into the kitchen.

The kitchen comprising vinyl flooring, eye and base level units, roll top work surfaces, a stainless-steel sink with draining board, an integrated electric cooker, a four-ring electric hob, and space for an under-counter fridge and freezer.

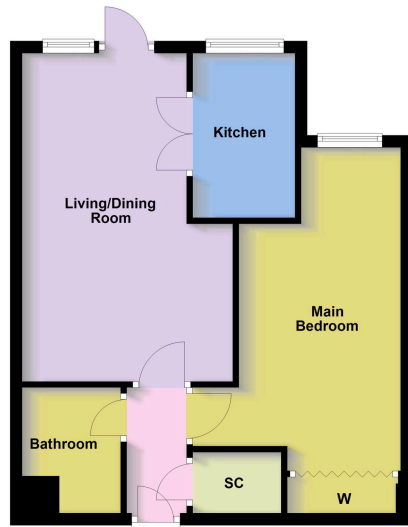
Spacious bedroom, benefitting from being double in size with a window to the front elevation and a fitted wardrobe with mirrored doors.

Modern shower room comprising attractive LVT flooring, a heated towel rail, a low-level WC, a pedestal wash hand basin and a double width, walk in shower enclosure with a fitted shower over.

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 an allocated car parking space as well as visitor parking bays.

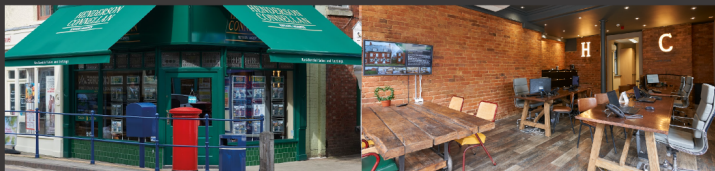


Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

