ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

32 Avon House St. Marys Road, Market Harborough,

£245,000

*** RECENTLY REDECORATED WITH BRAND NEW CARPETS *** With exceptional views over the river Welland, rooftops of Market Harborough and distant countryside beyond, this exceptionally spacious apartment really has some attractive extras and must be seen in person to be appreciated. It sits within the luxurious Avon House over 55s retirement complex, opposite the train station with direct links to London St Pancreas and within easy walking distance of the town centre.
The development offers a vast range of facilities to include swimming pool, jacuzzi and changing rooms, gym, restaurant, a bar, snooker room, beauty treatment room, hairdressers, hobby/craft room, conference room, workshop, laundry room, cleaning services and a vast underground car park with storage cages and mobility scooter charging available if required at extra cost. There is also 24 hour reception and lift assistance to each floor. Tailored and discreet personal care is also available if required. Avon House offers residence independence and privacy as well as the reassurance of support if and when it may be needed.
Accommodation briefly comprises; large entrance hallway with cloaks cupboard and utility cupboard off, a fantastic open plan living/dining/kitchen with the balcony and views out over the river Welland, two generous double bedrooms, master en-suite wet room and additional main bathroom.
Adams & Jones are pleased to present the property for sale with no upwards sales chain.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

ADAMS & JONES

Entrance Hallway 22'6" x 5'0" (6.86m x 1.52m)

Timber main entrance door. Cloaks cupboard off with shelving and cloak pegs. Utility cupboard off housing hot water tank, electrics and space and plumbing for washing machine.

Living/Dining/Kitchen

Living/Dining Area 19'4" x 19'0" max / 16'6" (5.89m x 5.79m max / 5.03m)

UPVC double-glazed window. UPVC double-glazed door with Juliette balcony overlooking the river Welland and distant country views beyond. Electric heater. Tv points. Phone points. Opening through to kitchen area.

Service without compromise

ADAMS & JONES

Kitchen Area 10'6" x 8'2" (3.20m x 2.49m)

Fitted with a range of wall and floor mounted units with roll edge work tops and one and a half bowl sink inset. Electric double oven. Ceramic hob over with extractor hood. Integrated dishwasher. Integrated fridge/freezer. Tiled splash backs. Extractor fan. Spotlights to ceiling.

Master Bedroom 19'2" max x 9'8" (5.84m max x 2.95m)

UPVC double-glazed window and door with Juliette balcony looking out towards the train station. Electric heater. TV point. Phone point. Door through to the en-suite.

Service without compromise

ADAMS & JONES

En-Suite Wet Room 9'2" x 5'4" (2.79m x 1.63m)

Wash hand basin. WC. Walk in shower cubicle with glazed screen. Heated towel rail. Emergency pull cord system. Spotlights to ceiling. Extractor fan. Part tiled walls. Tiled flooring.

Bedroom Two 15'2" x 9'2" (4.62m x 2.79m)

UPVC double-glazed window to front. Views across to the train station. Phone point. Electric heater.

Main Bathroom 7'5" x 5'5" (2.26m x 1.65m)

WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Spotlights to ceiling. Extractor fan. Heated towel rail. Emergency pull cord. Part tiled walls. Tiled flooring.

Lease Information

Please note: This property is subject to application and has separate MHA charges as follows:
Monthly service charge: £589.60
Monthly wellbeing charge: £343.80
Annual ground rent: £251.52
We understand the Lease to be 125 years long from 2011 with approximately 110 years remaining. All the above information has been provided in good faith and must be fully confirmed by the buyer's solicitors upon purchase.

Note For Prospective Buyers

Service without compromise

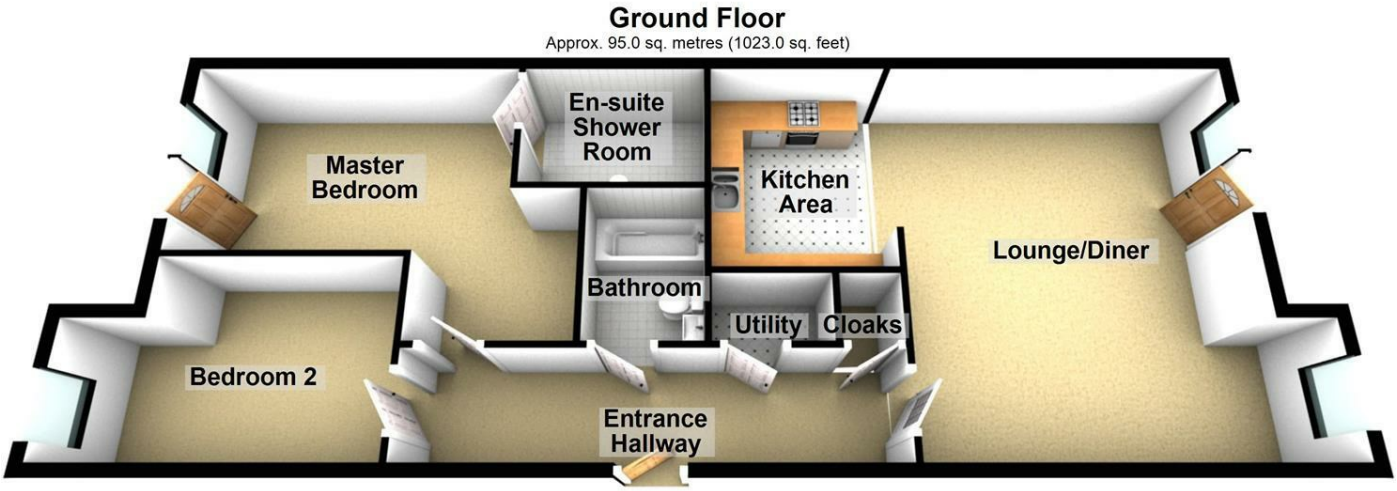
ADAMS & JONES

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Service without compromise

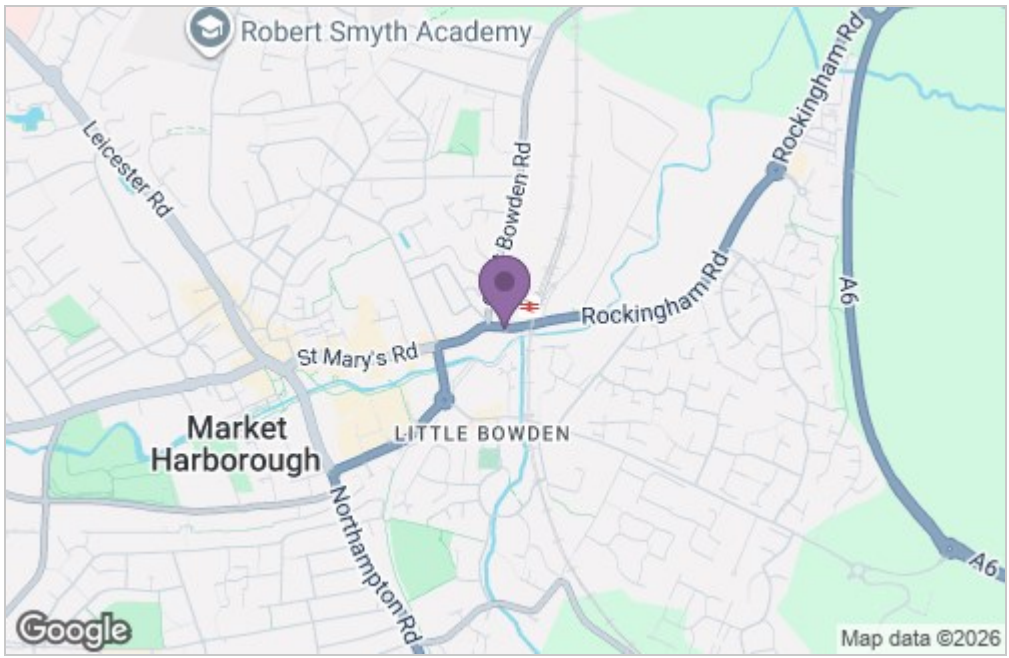
ADAMS & JONES

Floor Plan

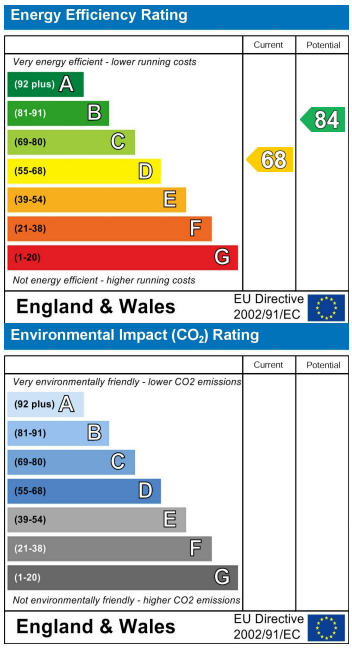


Total area: approx. 95.0 sq. metres (1023.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise