

38 Elizabeth Place, Market Harborough, LE16 7YH



£139,950

Constructed to a high specification by award winning builders McCarthy & Stone, and restricted to 'Over 70's' only, is this well presented one bedroom apartment located on the rear aspect with balcony and parking space inclusive. The complex is well located towards the Eastern outskirts of town and offers tailored domestic support packages, a superb social lounge/bistro and guest suite. The accommodation comprises: Entrance hall, living/diner, kitchen, bedroom with walk-in-wardrobe and wet room.

Service without compromise

Entrance Hall 9'10" x 5'7" (3.00 x 1.70)



9' 10" max x 5' 7" max (3.00m max x 1.70m max)
 Accessed via a wooden front door from communal hall.
 Doors off to: Living Room, Bedroom, Wet Room and
 Large Storage Cupboard. Telephone point.

Lounge/Diner 21'0" x 10'6" (6.40 x 3.20)



21' x 10' 6" (6.40m x 3.20m) UPVC double glazed door
 to rear aspect onto Balcony with UPVC double glazed
 side window. Electric radiator. TV and Telephone point.
 Door through to: Kitchen.

Kitchen 8'7" x 8'0" (2.62 x 2.44)



8' 7" x 8' (2.62m x 2.44m) Having a selection of
 contemporary fitted base and wall units with laminate
 worktop and acrylic single bowl sink with drainer.
 Integrated appliances include: Fridge/Freezer, slim line
 dishwasher, high level fan assisted oven and a four ring
 electric hob with extractor over. Tiled flooring. UPVC
 double glazed window to rear aspect.

Bedroom One 13'7" x 10'7" (4.14 x 3.23)



13' 7" x 10' 7" (4.14m x 3.23m) Floor to ceiling UPVC
 double glazed window to rear aspect. Electric radiator. TV
 and Telephone point. Door to: Walk-in-wardrobe.

Wet Room 7'4" x 6'11" (2.24 x 2.11)



7' 4" x 6' 11" (2.24m x 2.11m) Comprising: Shower, hand
 basin with vanity storage below and mirror above, low
 level WC. Chrome heated towel rail. Feature tiling to
 walls and floor.



Balcony



The apartment benefits from a south facing balcony ideal for a table and chairs with room for a few pot plants.

Parking

The property price includes one allocated parking space. Visitor parking is also available.

Communal Gardens



There are delightful communal gardens surrounding the property having delightful patio areas, lawns and landscaping.

Lease Details

Service charges - £9,356.16 and ground rent of £435.00, these are payable bi-annually.

Additional Details & Services



The on-site Bistro is open daily, serving breakfast from 9:00am to 12:00 noon, lunch from 12:00 noon to 2:00pm, and afternoon snacks from 2:00pm to 3:00pm. The Bistro is open to residents and their families, and also features themed offerings such as Afternoon Tea, traditional Sunday Roasts, and Fish & Chip Fridays. Residents can relax at any time in the 24-hour Residents' Lounge, which offers free Wi-Fi, a television, and complimentary tea and coffee. Additional facilities include a laundry room, a mobility scooter storage room, a function suite available for private hire, and a comfortable guest suite for visiting friends and family. Residents also have access to guest suites at other McCarthy Stone locations. The building is fully accessible with two lifts and 24-hour on-site staffing, as well as a 24-hour lifeline emergency system for added peace of mind. Tailored care packages are available, and certain pets (dogs or cats) are welcome at the manager's discretion. The service charge includes one hour of domestic assistance each week, which can be used for tasks such as cleaning, shopping, or going for a walk.

Utilities

Property benefits from electric heating system and is payable on a metered basis. Water rates are included within the service charge.

Council Tax Band B

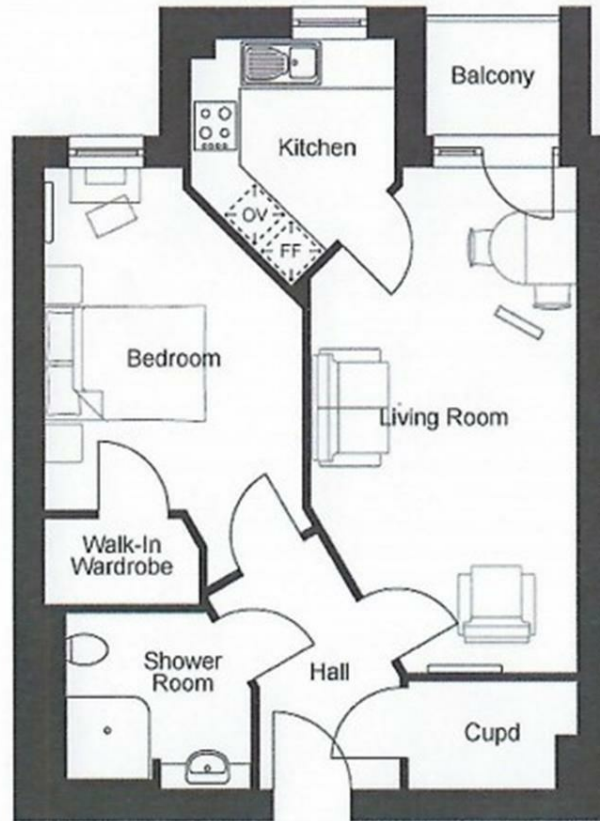
Note for Prospective Buyers

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

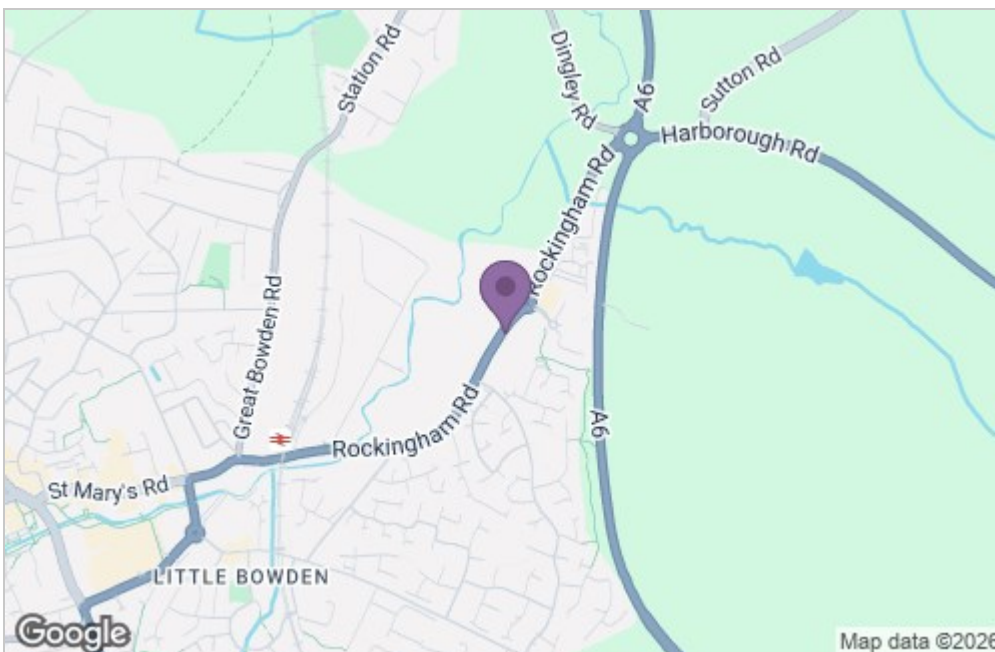


checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Area Map



Energy Efficiency Graph

