

## 34 Homewelland House, Leicester Road, Market



### Offers Over £100,000

Homewelland House is a well regarded apartment block for the over 55's, located just outside Market Harborough's fantastic town centre with its vast range of amenities within easy reach. It sits within beautifully kept gardens & has communal resident's parking to the front. Further communal facilities include a resident's lounge & kitchen, guest bedroom suite & laundry room just to name a few.

The flat itself is located on the 2nd floor (accessed by lift or stairs) & is in very good decorative order. It is one of the rarer two bedroom layout & as such, represents a great opportunity with a sensible asking price & no upward sales chain. Accommodation comprises entrance hall, lounge/diner, kitchen, shower room, store room & the two double bedrooms.

*Service without compromise*

Entrance Hall



Timber front entrance door. Cloaks cupboard off.

Lounge / Diner 17'2" x 12'9" max narrowing to 10'0" min (5.23m x 3.89m max narrowing to 3.05m min)



UPVC double-glazed window overlooking gardens.  
Electric radiator.

(Lounge Photo Two)



(View From Lounge Photo)



Kitchen 9'1" x 5'9" (2.77m x 1.75m)



UPVC double-glazed window overlooking gardens. Fitted with a range of wall and floor mounted units with worktops over. One and a half bowl sink. Electric oven. Built-in microwave. Electric hob. Integrated fridge. Tiled walls.

(Kitchen Photo Two)



Bedroom One 14'1" x 9'8" (4.29m x 2.95m)



UPVC double-glazed window overlooking gardens. Built-in wardrobe. Electric heater.

(Bedroom One Photo Two)



Bedroom Two 9'8" x 8'8" (2.95m x 2.64m)



UPVC double-glazed window. Built-in wardrobe. Electric heater.

(Bedroom Two Photo Two)



Shower Room 7'1" x 5'4" (2.16m x 1.63m)



White three piece suite comprising WC, wash hand basin over storage unit and shower cubicle. Electric heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

Communal Lounge





## Communal Gardens



(Communal Gardens Photo Two)



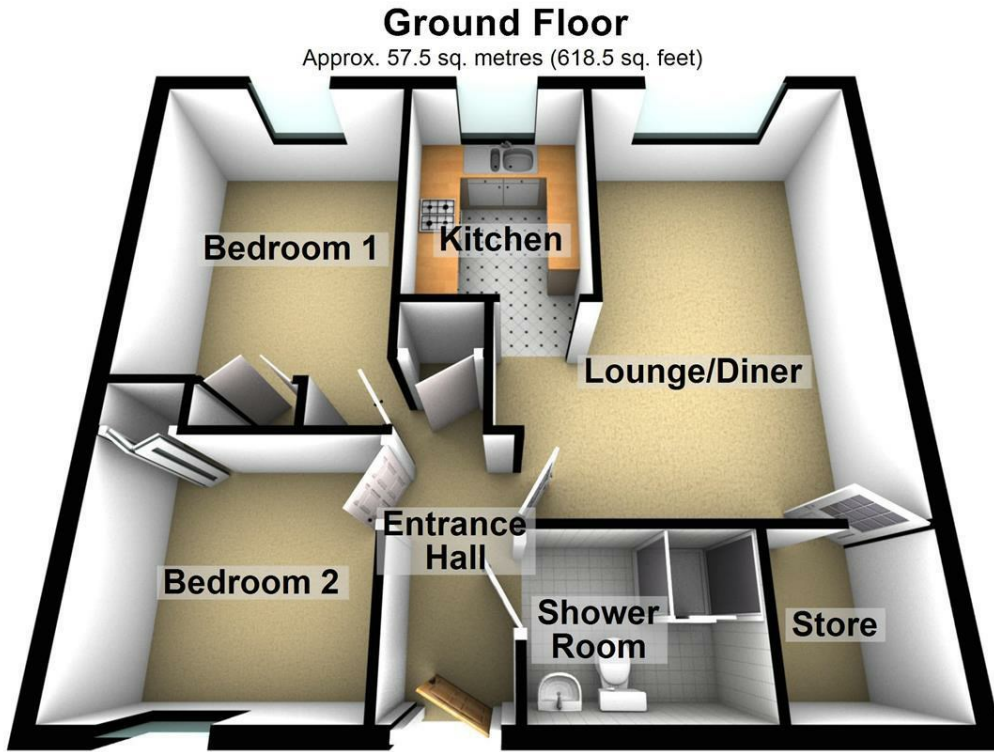
### Lease information

The annual service charge amounts to £5,840 in which is payable bi-annually (£2,920). The annual ground rent amounts to £547.72, in which is also payable bi-annually. At the time of typing the details, the lease has 121 years remaining.

### Note for Prospective Buyers

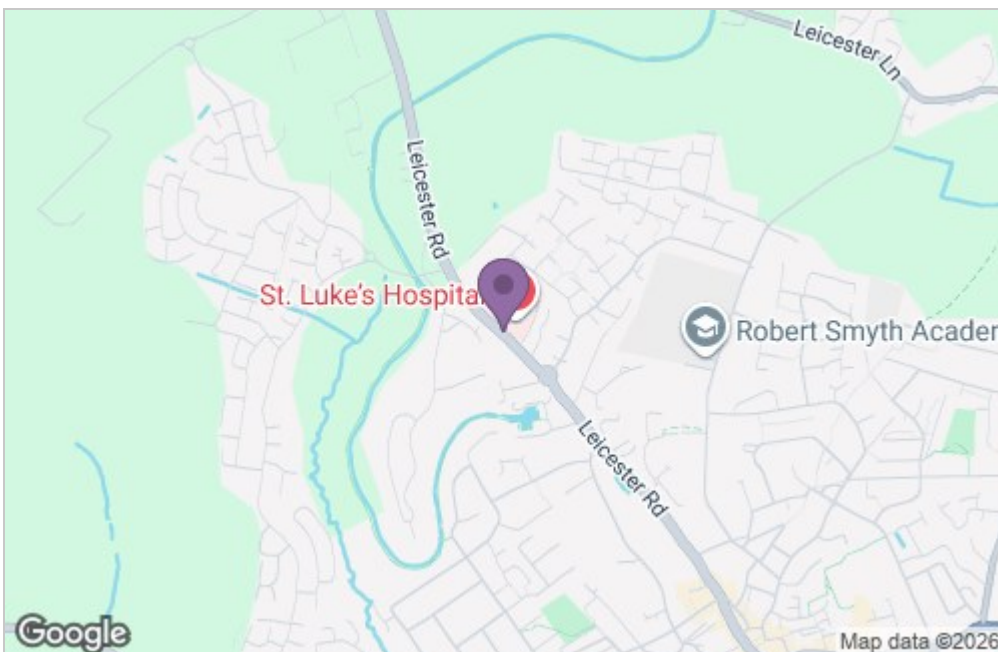
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

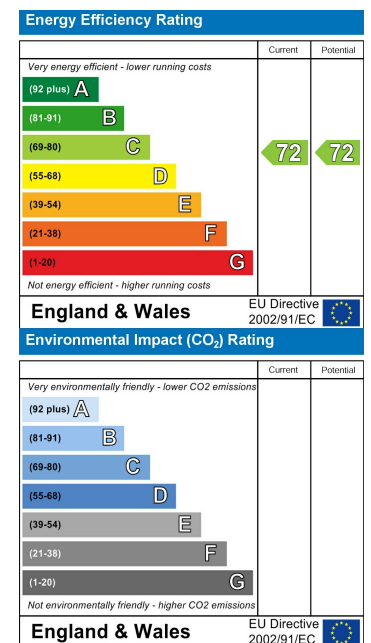


Total area: approx. 57.5 sq. metres (618.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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