ADAMS & JONES

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Service without compromise

Homewelland House Leicester Road, Market









£50,000

Offering a ground floor position with the desirable rarity of a paved patio directly accessible from the apartment from its private rear entrance door, is this one bedroom retirement apartment for the over 55s. The property is in very well maintained condition with the added benefits of a refitted kitchen and shower room replacing the original bathroom. This apartment block sits within beautiful communal gardens and has an array of features to include the residents communal lounge, communal kitchen, laundry room and guest bedroom suite to name but a few. The apartment itself is being presented by Adams & Jones with no upwards sales chain, keenly priced to encourage a swift sale. It briefly comprises; entrance hall, lounge, kitchen and bathroom.

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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.

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Entrance Hall



Private front entrance door. Large storage cupboard off.

Lounge/Diner 17'2" x 10'5" (5.23m x 3.18m)



UPVC double-glazed rear entrance door and directly onto the paved patio and communal gardens beyond. Electric fire with marble back panel and hearth and timber mantle piece. Emergency pull cord. Coving to ceiling. Phone point. TV point. Refitted Dimplex Quantum high heat retention storage heater. Archway to kitchen.





Kitchen 7'3" x 5'4" (2.21m x 1.63m)



Refitted gloss-grey wall and floor mounted kitchen units with stainless steel sink. Space for cooker. Space for fridge/freezer. Archway leading back in to the lounge/diner.

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Shower 6'8" x 5'0" (2.03m x 1.52m)



WC. Wash hand basin over storage unit. Walk in shower cubicle with electric shower. Tiled walls and flooring. Extractor fan. Electric wall heater.

Bedroom 13'8" x 8'8" (4.17m x 2.64m)



UPVC double-glazed window to rear overlooking gardens. There are a range of fitted wardrobes and drawer units. Emergency pull cord. Refitted Dimplex Quantum high heat retention storage heater.



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Communal Lounge





Communal Gardens









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Leasehold Information



Lease is 99 years as of November 1987 with approximately 60 years remaining. Ground rent is £219.66 every six months. Service Charge is £1623.63 every six months.

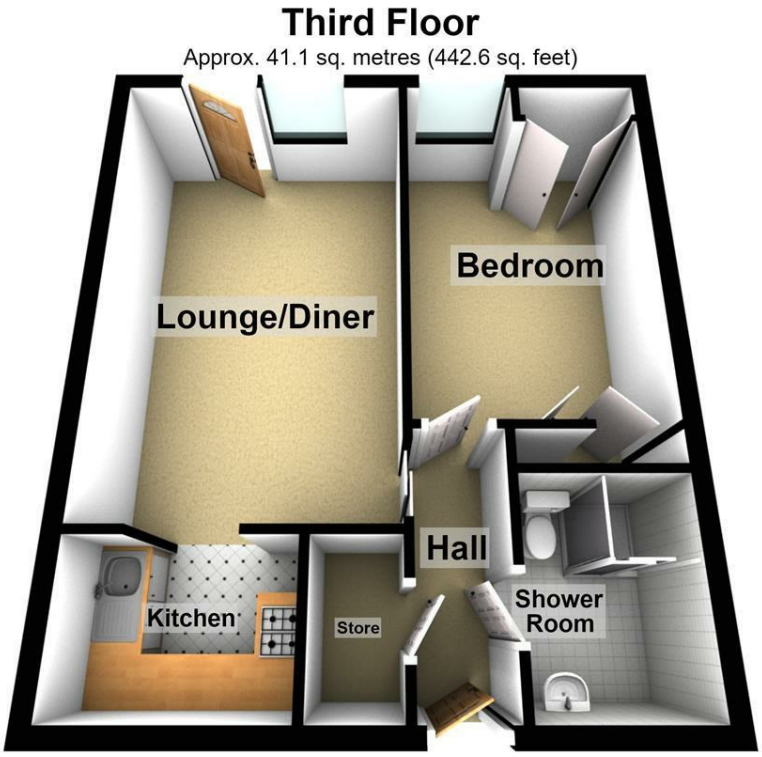
Note for Prospective Buyers

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.

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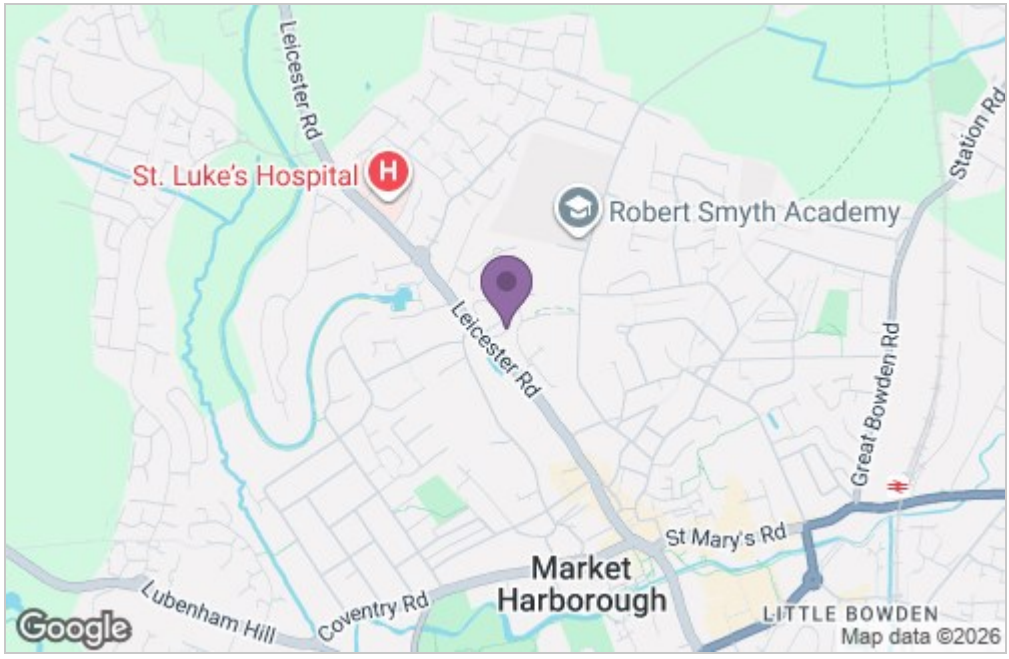
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Floor Plan

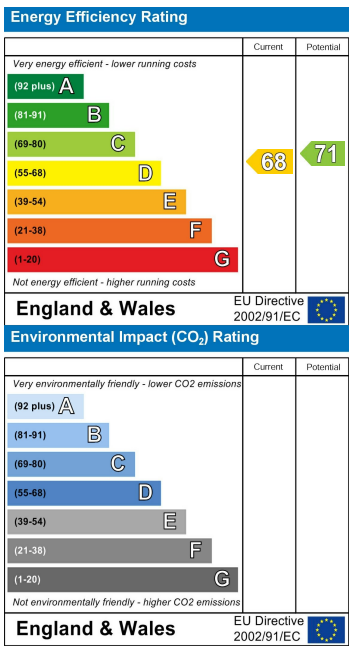


Total area: approx. 41.1 sq. metres (442.6 sq. feet)

Area Map



Energy Efficiency Graph



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