ADAMS & JONES

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Service without compromise

28 Homewelland House, Market Harborough, LE16









£50,000

Located in the delightful town of Market Harborough, in between its fantastic town centre and extremely well regarded St Lukes hospital, is this one bedroom retirement apartment for the over 55s. 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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The Property Ombudsman
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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. Airing/storage cupboard off.

Lounge 15'2" x 10'6" (4.62m x 3.20m)



UPVC double-glazed window to rear overlooking communal gardens. Electric storage heater. Emergency pull cord. Archway through to kitchen.



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



Fitted range of wall and floor mounted units with stainless steel sink. Space for cooker. Space for fridge. Tiled walls.



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Bedroom 12'2" x 8'7" (3.71m x 2.62m)



UPVC double-glazed window to rear overlooking communal gardens. Electric storage heater. Emergency pull cord. Built in wardrobes.



Bathroom 6'7" x 5'8" (2.01m x 1.73m)



Panelled bath. Wash hand basin over storage unit. WC. Tiled walls. Electric storage heater.



Communal Lounge



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Communal Gardens











Leasehold Information

Lease is 99 years as of November 1987 with 60 years remaining. Ground rent is £219.66 paid in two six monthly payments, which equate to £439.32 per year. Service Charge: £2920.22 paid in two six monthly payments.

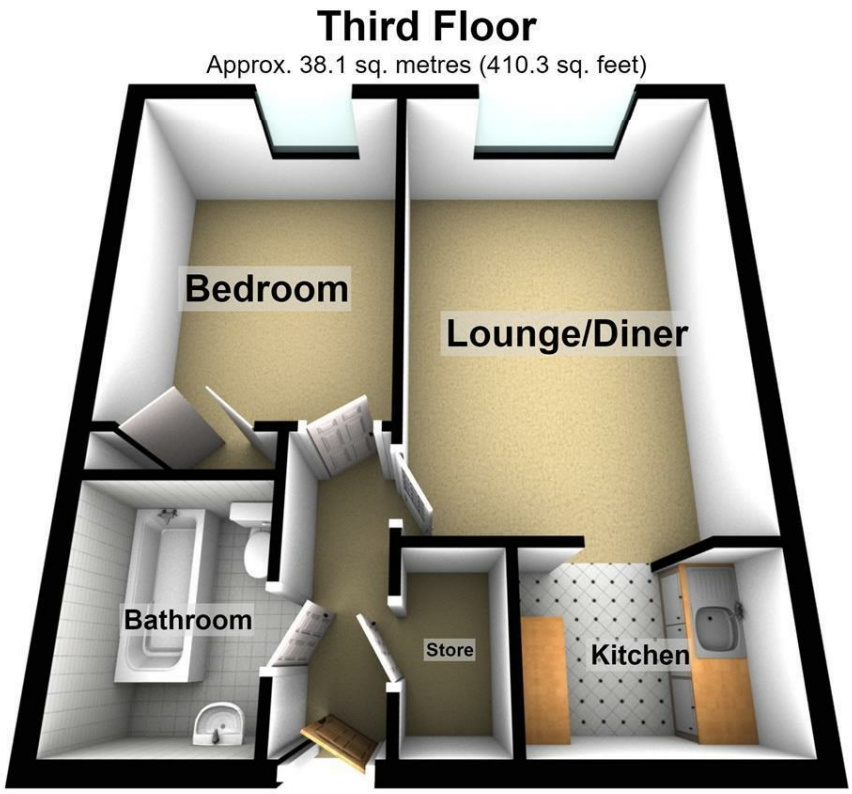
Note for Prospective Buyers

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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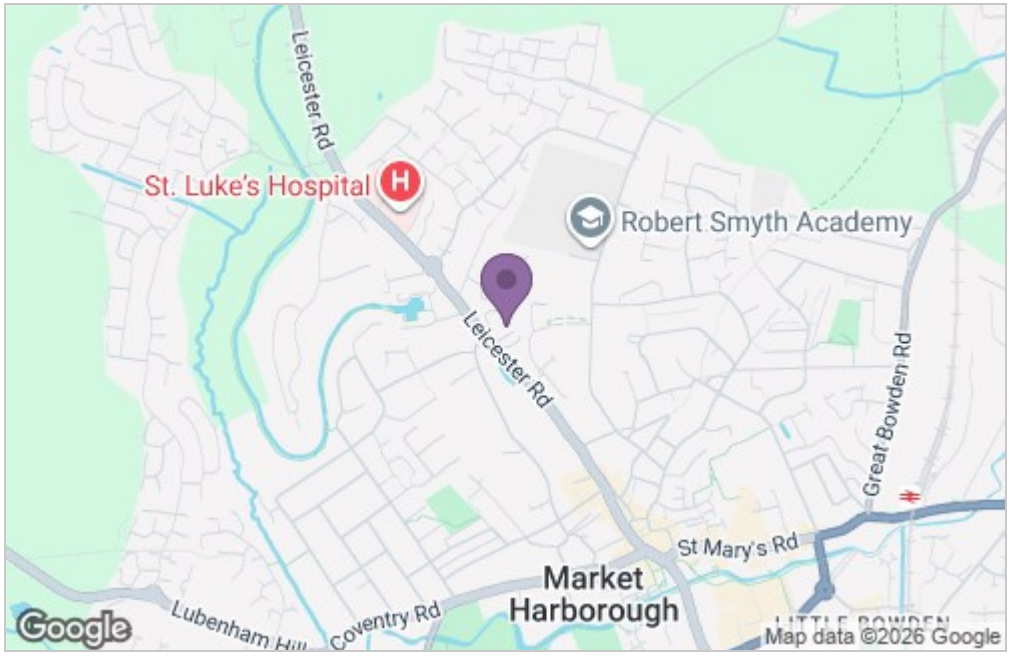
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Floor Plan

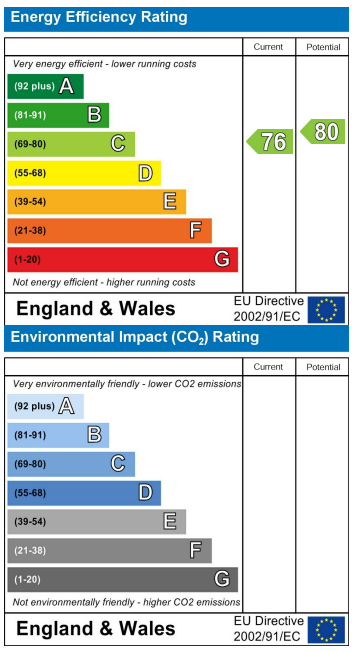


Total area: approx. 38.1 sq. metres (410.3 sq. feet)

Area Map



Energy Efficiency Graph



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