

41 Elizabeth Place, Market Harborough, LE16 7YH



£125,000

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 Juliet balcony overlooking the beautiful communal gardens. 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. Parking space available to rent for £65 pcm. VIEWINGS TO COMMENCE FROM 2ND NOVEMBER 2026.

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Entrance Hall



Accessed via a wooden front door from communal hall. Doors off to: Living Room, Bedroom, Wet Room and Large Storage Cupboard. Telephone point. Emergency Call System.

Large Storage Cupboard



Comprising: Hot Water Tank, Slatted Shelving, Consumer Unit And Electric Boiler.

Lounge/Diner 10'0 x 19'3 (3.05m x 5.87m)



UPVC Double Glazed Door To Rear Aspect With Juliet Balcony and Double Glazed Window To The Side. Electric Radiator. TV And Television Point. Door Through To The Kitchen.

Kitchen 8'8 x 6'10 (2.64m x 2.08m)



UPVC Double Glazed Window To The Rear Looking Over The Communal Gardens. BOSH Electric Oven, Four Ring Hob And Extractor Hood. Range Of Fitted Cupboards. Laminated Worktop And Matching Splash back. Tiled Flooring. Built In Fridge-Freezer. Single Bowl Sink And Drainer.



Bedroom One 13'11" x 11'11" (4.24m x 3.63m)



Floor To Ceiling UPVC Double Glazed Window To Rear Aspect Overlooking The Communal Gardens. Electric Radiator. Television Point. Alarm Cord. Door Leading Into Walk In Wardrobe Which Has A Range Of Fitted Shelves And Rails.



Wet Room



Comprising: Shower Cubicle With Mains Fitment, Wash Basin With Vanity Unit Below And Sensor Mirror Above, And Low Level WC. Chrome Heated Towel Rail. Complementary Tiling To Walls And Floor.

Facilities



The Apartment Is Accessed Via A Lift. There Is A Generous Communal Living Space On The Ground Floor With An On Site Cafe. There Are Delightful Communal Gardens Surrounding The Property Having Patio Areas, Lawns And Landscaping. This Is A Great Space To Wind Down On A Summers Evening.



Service without compromise

Additional Information

Council tax band B



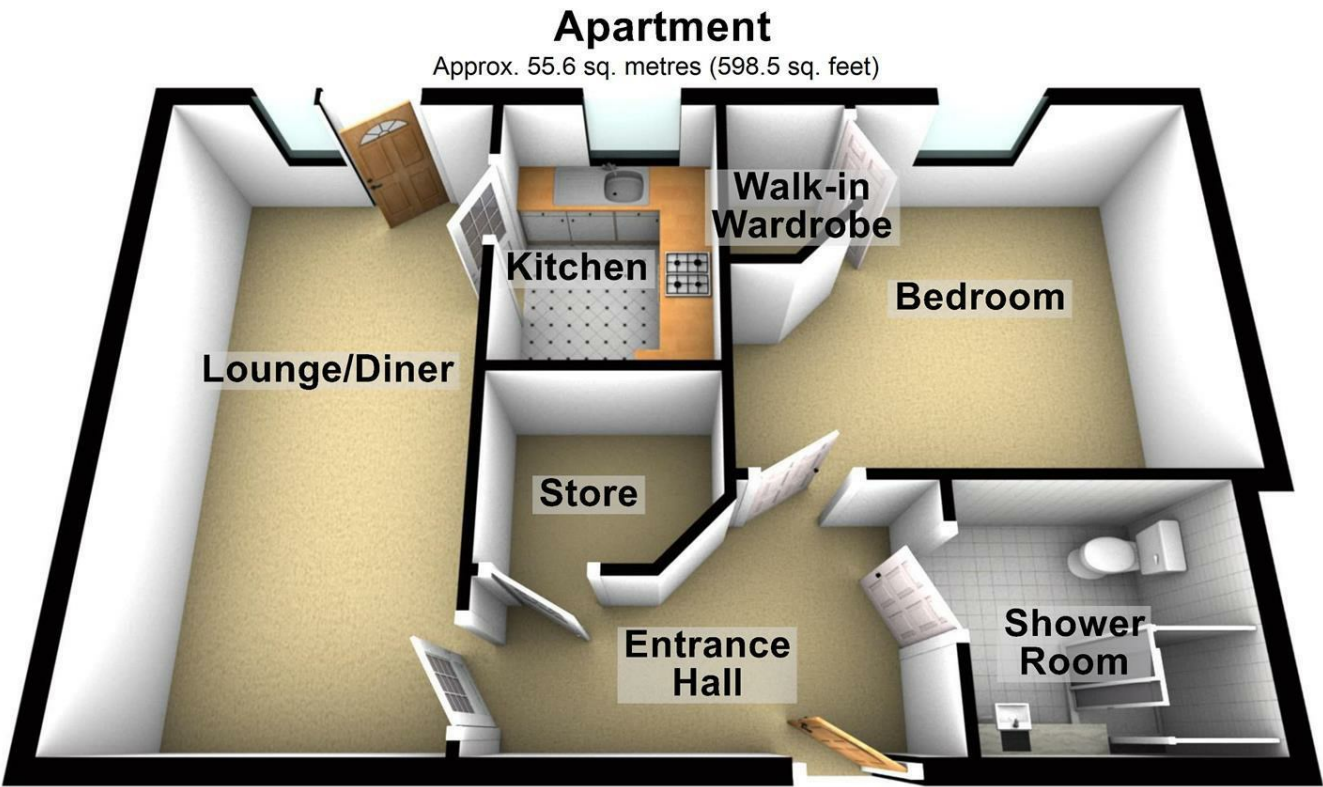
Please note that the following information is a guide only and is subject to change without notification at any time to us here at Adams & Jones. Buyer's must satisfy themselves as to the up-to-date accuracy of the facts and this must also be confirmed by their solicitors before entering into a binding contract to purchase:-

On site Bistro serving Breakfast 9am-12noon and Lunch 12noon-2pm followed by snacks 2pm-3pm. Open to owners and family. Afternoon tea available, Sunday roasts , Fish and chip Friday. Homeowners lounge is usually open 24 hours a day, It has WIFI, TV and tea and coffee facilities, Laundry room, mobility scooter room, function suite and Guest suite which is usually £25 Per night for visiting guests of the owner. Owners can also stay in any other McCarthy stone guest suite for £25. 2 x lifts , on site staffing 24 hours a day, 24 hour lifeline, care packages available. Service charge includes 1 hour of domestic service assistance per week , cleaning of the apartment, shopping, walk, etc. Service charge payable which is currently £779.68 pcm.

Note for Prospective Buyers

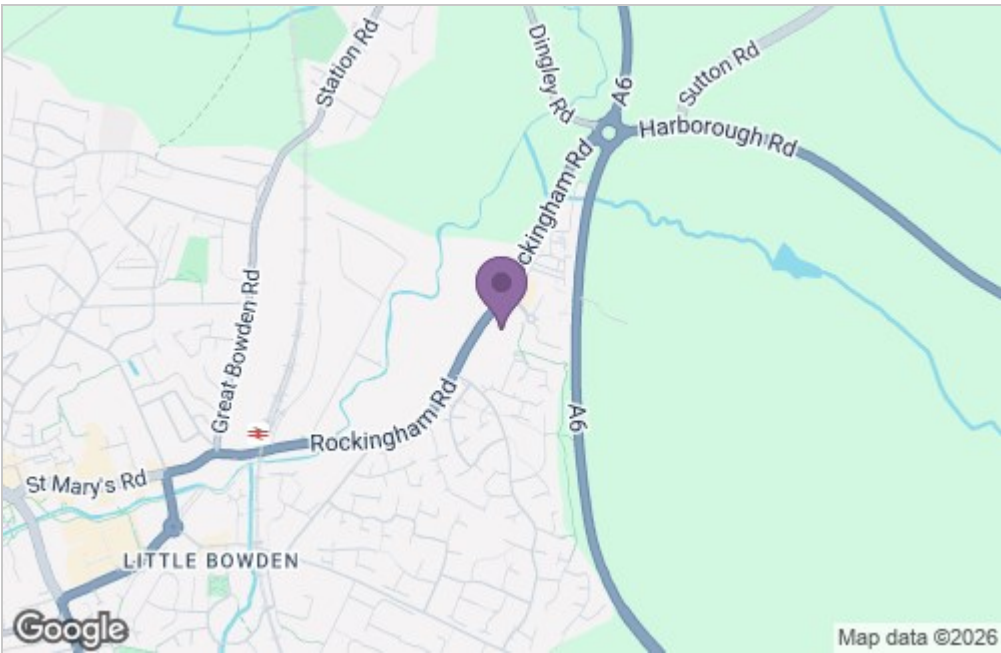
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

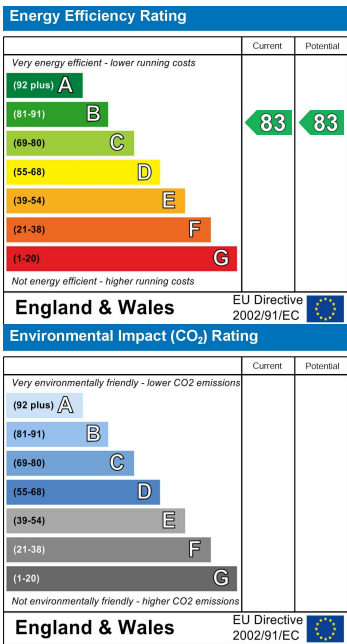


Total area: approx. 55.6 sq. metres (598.5 sq. feet)

Area Map



Energy Efficiency Graph



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