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Service without compromise

Marshall Court , Market Harborough, LE16 9HZ









£65,000

A well presented first floor retirement apartment situated in this popular modern complex and centrally located for access to this beautiful market towns many amenities and facilities.

The accommodation includes a lounge/diner, fitted kitchen, lounge/diner, double bedroom and bathroom. There are also communal facilities to include a residents lounge, laundry room and communal landscaped gardens.

The property is offered with immediate vacant possession.

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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



Walk in airing cupboard housing hot water tank. Emergency pull cord. Doors to rooms.

Lounge/Diner 17'1" x 11'1" (5.21m x 3.38m)



Double glazed window to the front elevation. Fitted coal effect gas fire. Slimline electric storage heater. Television and telephone points. Opaque multi paned doors to:-

(Lounge/Diner Photo Two)



Kitchen 8'11" x 5'7" (2.72m x 1.70m)



Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob. Space for under counter fridge and freezer. Stainless steel sink and drainer. Wall fan heater. Vinyl flooring. Emergency pull cord. Double glazed window to the front elevation.

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(Kitchen Photo Two)



(Bedroom Photo Two)



Bedroom 157" x 8'8" (47.85m x 2.64m)



Double glazed window to the front elevation. Built in mirrored wardrobes. Slimline electric storage heater. Television point.

Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail and warm air heater. Wall light. Extractor fan.

Lease Information

We are advised by that the property comes with a 125 year lease - Established in 2001, thus having 104 years remaining. Ground rent is £769.19 p.a. paid bi-annually and service charges are £3166.24 p.a. paid bi-annually. This information has been provided in good faith and should be verified by your solicitor prior to exchange of contracts.

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

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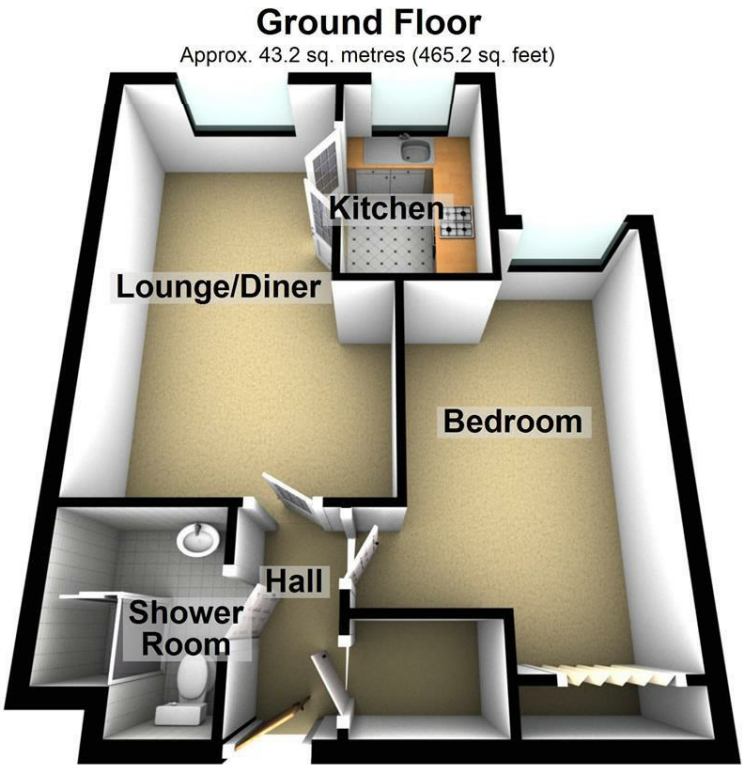
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checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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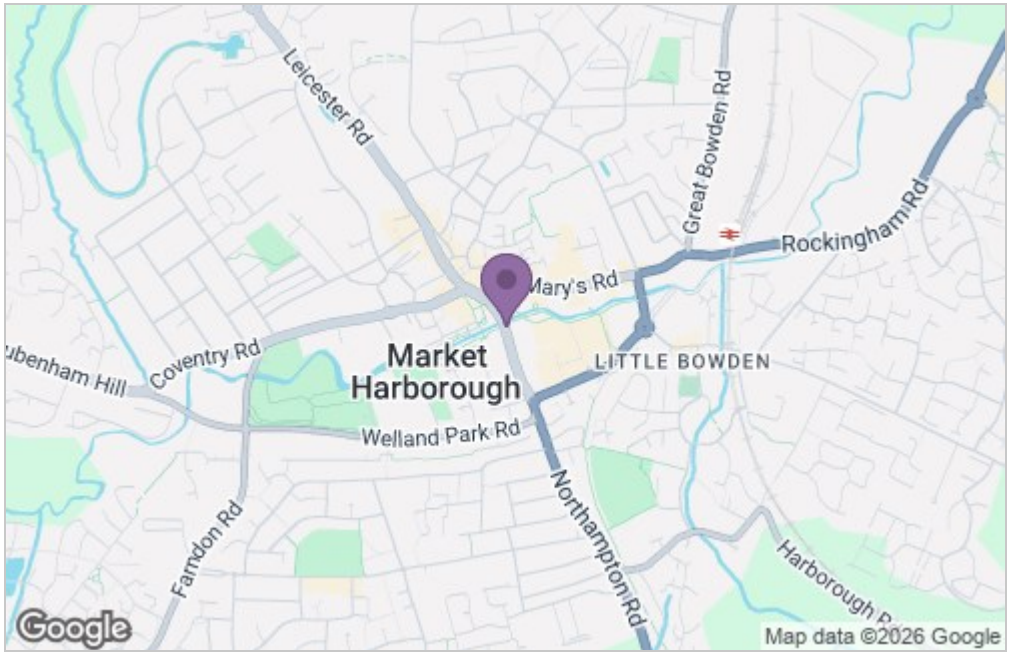
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Floor Plan

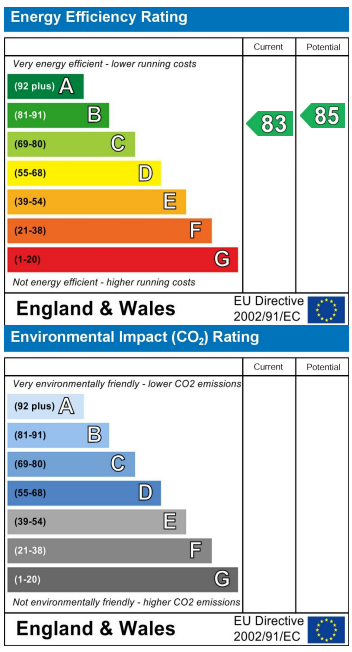


Total area: approx. 43.2 sq. metres (465.2 sq. feet)

Area Map



Energy Efficiency Graph



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