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Service without compromise

15 Saxon Close, Market Harborough, LE16 7PR









£240,000

With the valuable peace of mind of an extended 298 year lease (from 1995) added at considerable cost by the current owner, this fantastic retirement bungalow for the over 55's is a must-see proposition. It's high quality refitted kitchen and shower room adds further to its advantages over it's original specification. Well situated on an extremely pleasant retirement complex in the sought after town of Market Harborough, an easy walk to its vast array of amenities, the gas centrally heated & double glazed accommodation comprises entrance hall, lounge/diner, two bedrooms, bathroom & kitchen. There is a pull-cord call system for the house manager, or in case of emergencies. There is also a small outside patio area backing onto further lawned communal gardens, a drying area & residents lounge. EPC Rating D.

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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



Accessed via refitted composite opaque double glazed front door. Radiator. Walk in cloaks cupboard. Thermostat. Doors to rooms.

Lounge/Diner 14'0" x 12'4" (4.27 x 3.76)



14' x 12' 4" (4.27m x 3.76m) Fitted electric fire, with marble back panel and hearth and timber surround. UPVC double glazed French doors leading outside. Television point. Telephone point. Emergency pull cord. Radiator. Door to:-



Kitchen 10'3" x 7'4" (3.12 x 2.24)



10' 3" x 7' 4" (3.12m x 2.24m) Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted one and a half sink and drainer. Electric double oven. Ceramic hob with extractor hood over. Integrated washing machine and fridge/freezer. Door to walk in larder. UPVC double glazed window to the rear elevation.

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Bedroom One 10'7" x 8'9" (3.23 x 2.67)



10' 7" plus bay window x 8' 9" (3.23m x 2.67m) UPVC double glazed bay window to the front elevation. Built in double wardrobe. Radiator.



Bedroom Two 7'5" x 7'0" (2.26 x 2.13)



7' 5" x 7' (2.26m x 2.13m) UPVC double glazed window to the front elevation. Radiator.

Shower Room



Walk-in double shower cubicle with 'Aqualisa' shower. Wash hand basin inset to storage units. Additional fitted storage units. Low level WC. Complementary tiling. Radiator. Lit wall mirror. Extractor fan. Airing cupboard housing refitted 'Vaillant' gas fired combination central heating boiler and shelving. Heated towel rail.

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Outside



To the rear of the house is a small paved patio area opening out to further lawned communal gardens. There is a storm porch at the front of the house with meter cupboard, and there is parking available in the private resident's car park. There is also a clothes drying area and residents lounge.







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Lease Information & Service Charges

At the time of commencement of marketing there was a monthly service charge of £192.27. This charge includes costs of scheme manager and caretaking, communal facilities, outside maintenance and window cleaning, buildings insurance and boiler servicing. This is not an exhaustive list and further details can be given upon request. As with many of these types of developments, there is an additional charge payable upon the future sale of the property of 0.5% of the sale price per year of ownership that goes towards a sinking fund for any larger maintenance rectifications deemed necessary by the managing company.

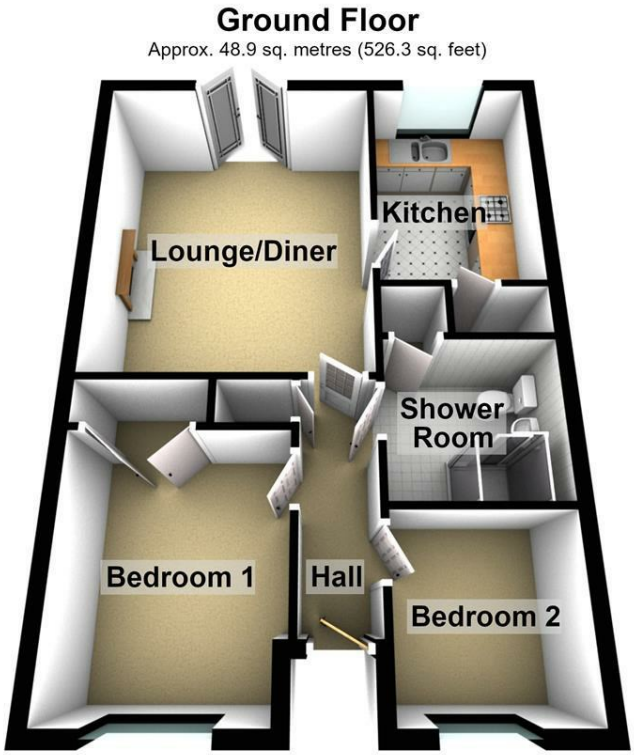
Note for Prospective Buyers

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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Floor Plan

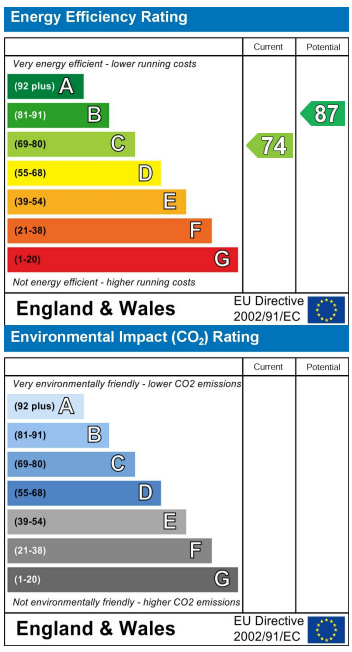


Total area: approx. 48.9 sq. metres (526.3 sq. feet)

Area Map



Energy Efficiency Graph



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