ADAMS & JONES

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Service without compromise

Flat 46 Marshall Court, Market Harborough, LE16 9HZ

£79,500

Marshall Court is an extremely pleasant modern retirement development for the over 55's located within easy reach of Market Harborough's town centre with its vast range of local amenities. It has beautiful gardens surrounding, a residents car park and various communal facilities to include; resident's lounge, communal kitchen, laundry room, lift assistance and house manager with 24 hour care line in the event that it is necessary. The apartment itself is located on the top floor offering elevated views out to the front of the building and is presented to the market for sale with no upwards sales chain through Adams & Jones estate agents. Accommodation is very nicely presented and in brief comprises; entrance hall, lounge/diner, kitchen, one double bedroom and shower room.

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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. Storage cupboard. Emergency pull cord.

Lounge/Diner 17'7" x 11'1" max / 8'9" min (5.36m x 3.38m max / 2.67m min)

UPVC double-glazed window. Coving to ceiling. Electric storage heater. Emergency pull cord.

Kitchen 9'0" x 5'8" (2.74m x 1.73m)

UPVC double-glazed window. Fitted range of wall and floor mounted units. Electric oven. Ceramic hob with extractor hood over. Ceramic sink. Space for fridge/freezer. Emergency pull cord.

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Bedroom 15'9" x 8'7" plus door recess (4.80m x 2.62m plus door recess)

UPVC double-glazed window. Electric storage heater. Mirrored wardrobes. Emergency pull cord.

Shower Room 6'9" x 5'7" (2.06m x 1.70m)

WC. Wash hand basin over storage unit. Shower cubicle. Emergency push button. Wall mounted electric heater. Tiled walls.

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Lease Information

Good length lease on the property believed to run until the 31st January 2126. Ground rent is payable at £384.59 per six months. Service charges are £1697.87 per six months. Please note these figures have been provided by the vendor and must be checked thoroughly by your solicitor upon entering a binding contract to purchase.

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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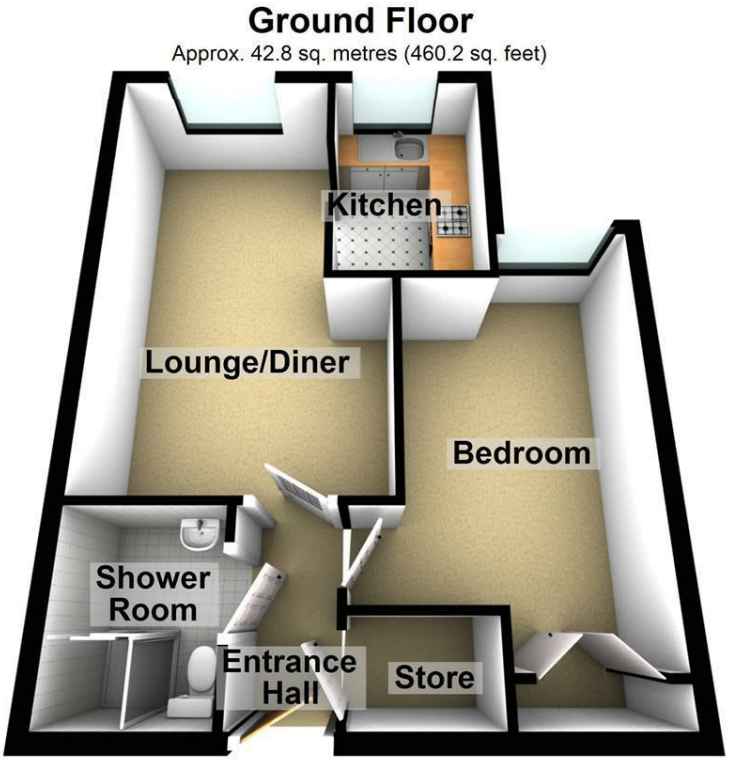
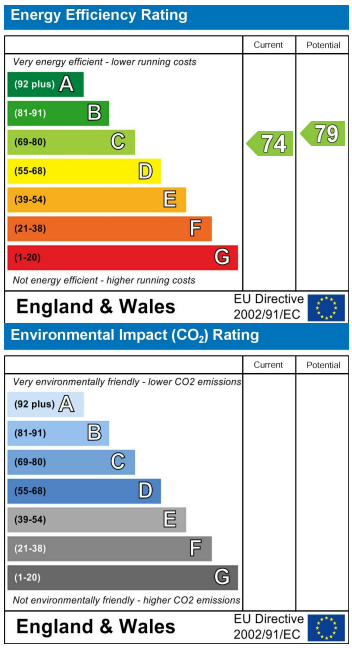
Floor Plan



Total area: approx. 42.8 sq. metres (460.2 sq. feet)

Area Map

Energy Efficiency Graph



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