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Service without compromise

17 Saxon Close, Market Harborough, LE16 7PR

£230,000

An extremely well presented & improved bungalow, well located within easy reach of Market Harborough's superb range of central amenities in the highly desirable retirement development of Saxon Close. The managed site provides a vast array of communal facilities & assistance where necessary for the over 55's. The bungalow comprises hallway, lounge, breakfast kitchen, two bedrooms & shower room. Outside is a south facing patio garden opening out into the development's beautiful communal gardens & it is one of the lucky few that benefits from a reserved private parking space.

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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 Hallway

Opaque double glazed front entrance door. Cloaks storage cupboard. Radiator. Just outside the front door, there is a small outside cupboard, also housing a water tap.

Lounge/Diner 14'0" x 12'8" (4.27 x 3.86)

14' x 12' 8" (4.27m x 3.86m) UPVC double glazed sliding patio doors to rear. Feature electric fire to stone fireplace with timber mantlepiece over. Remote controlled electric blinds. Coving to ceiling. Emergency pull cord. Radiator.

Breakfast Kitchen 10'4" x 7'6" (3.15 x 2.29)

10' 4" x 7' 6" (3.15m x 2.29m) UPVC double glazed window to rear. Remote controlled electric blinds. Refitted range of wall and floor mounted kitchen units. Sink with mixer tap and drainer. Feature tiled splash-backs. Electric oven. Induction hob with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Emergency pull cord. Gas fired central heating boiler. Radiator. Larder cupboard off.

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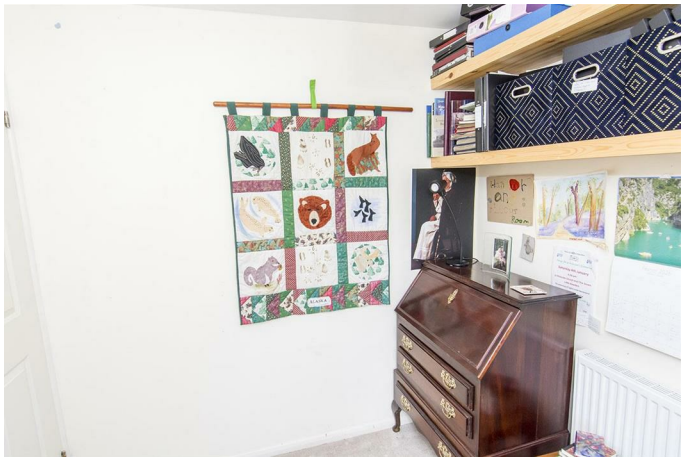
Bedroom One 10'10" x 8'10" (3.30 x 2.69)

10' 10" x 8' 10" (3.30m x 2.69m) UPVC double glazed window to front. Remote controlled electric blinds. Built-in wardrobes. Emergency pull cord. Radiator.

Bedroom Two 7'6" x 7'1" (2.29 x 2.16)

7' 6" x 7' 1" (2.29m x 2.16m) UPVC double glazed window to front. Remote controlled electric blinds. Emergency pull cord. Radiator.



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Shower Room 7'6" x 6'10" (2.29 x 2.08)

7' 6" x 6' 10" (2.29m x 2.08m) Refitted with a white three piece suite comprising WC, wash hand basin inset to storage units and walk-in double width shower cubicle. Heated towel rail. Spotlights to ceiling. Shaver point. Airing cupboard. Emergency pull cord. Extractor fan. Radiator.

Rear Garden

Directly behind the property is an extended paved patio area facing approximately south, with a water tap and trellis privacy screens either side, opening out onto the communal gardens.

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Communal Gardens

Beautifully kept by the site management, the gardens are mainly laid to lawn with a variety seating areas and well stocked plant beds and borders.

Further Communal Gardens

In front of the property is a paved circular water feature garden with seating.

Parking

The property has the added benefit of a private allocated parking space (one of only a handful of properties within the development to do so). Plenty of further visitors parking spaces are available.

Service Charges and Lease Information

There is a service charge currently at £2,414.68 per annum (must be confirmed by a solicitor before purchase). This charge includes costs of the scheme manager, caretaking, communal facilities, outside maintenance, buildings insurance, window cleaning and boiler servicing. This is not an exhaustive list and further details can be provided upon request. The lease has a term of 99 years. It was granted on 1st February 1995 and therefore has approximately 68 years left. As is common with properties of this type, upon future sale of the bungalow, a 0.5% charge per year of ownership is payable back to East Midlands Housing.

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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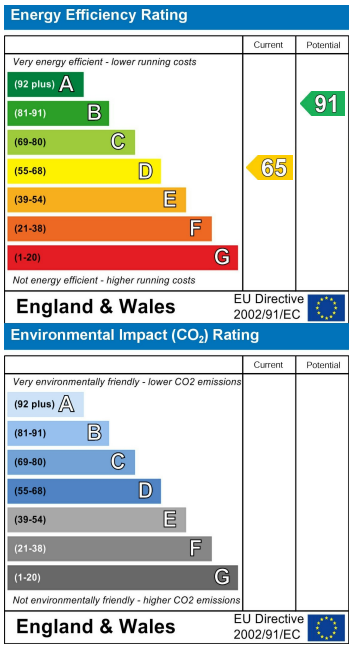
Floor Plan

Total area: approx. 49.8 sq. metres (535.5 sq. feet)

Area Map

Energy Efficiency Graph



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