

## Elizabeth Place Trimbush Way, Market Harborough,



### Offers Around £122,500

A beautifully presented and spacious second floor retirement apartment in this modern well appointed complex. The apartment occupies a corner plot on the complex which offers more spacious accommodation than the standard property, and comprises; Entrance hall, 19'9" x 14'6" lounge/diner, fitted kitchen with appliances, double bedroom and wet room.

Elizabeth Place is one of the best appointed retirement complexes in town with facilities including a subsidised restaurant, residents lounge, multiple lifts allowing accessibility, landscaped gardens and seating areas and 24/7 on site care manager with further tailored care facilities if required.

This property is offered with the benefit of NO UPWARD CHAIN and has been extremely competitively priced to achieve an early sale.

*Service without compromise*

Entrance Hall 13'9" x 4'10" (4.19m x 1.47m)



Accessed via composite front door. Electric radiator. Spacious walk-in linen cupboard housing lagged hot water tank.

Lounge/Diner 19'9" x 14'6" (6.02m x 4.42m)



Double-glazed French doors opening out to Juliet balcony to rear. Two radiators. Spacious walk-in storage cupboard. Glazed door to kitchen.

(Lounge/Diner Photo Two)



(Lounge Area Photo)



(Dining Area Photo)



Kitchen 11'8" x 6'10" (3.56m x 2.08m)



Double-glazed window to side elevation. Laminated work-surfaces and splash-backs. Fitted oven and four-ring electric hob with stainless steel extractor hood over. Fridge and freezer. White high-gloss facing fitted base and wall units.

(Kitchen Photo Two)



Bedroom 15'1" max x 11'5" (4.60m max x 3.48m)



Double-glazed window to rear elevation. Radiator. Television point. Telephone point. Large walk-in wardrobe.

(Bedroom Photo Two)





## Wet Room 7'3" x 6'11" (2.21m x 2.11m)



Open walk-in shower with mains shower fitment. Wash hand basin and low-level WC. Tiled flooring. Heated towel rail. Extractor fan.

## Lease & Service Charges

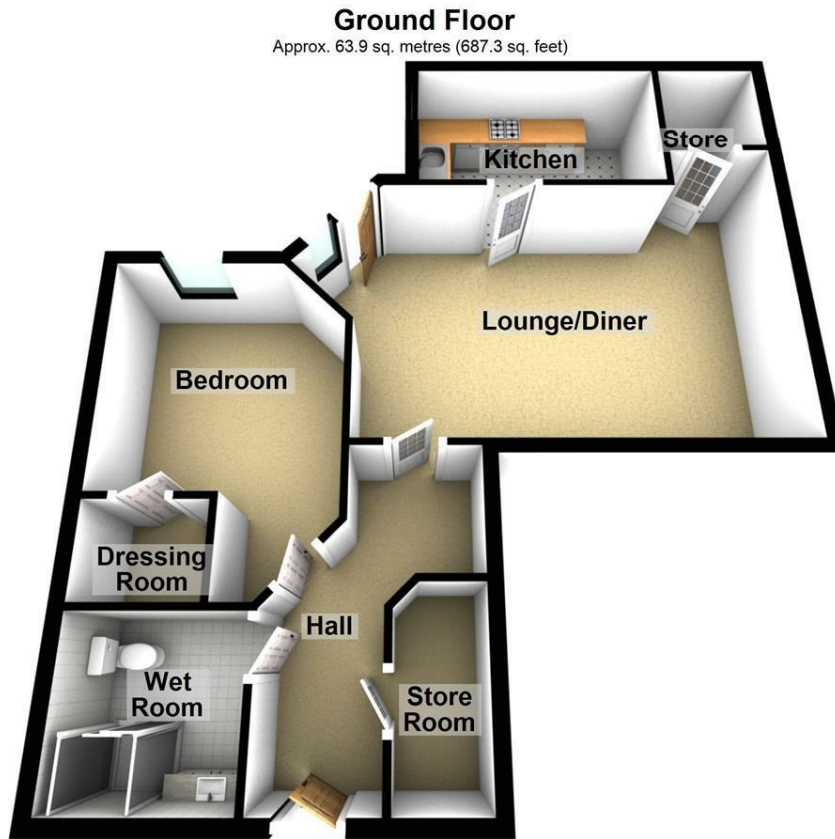


At the time of the preparation of details the service charges were £779 per calendar month and the ground rent is £435 per annum. This information should be checked by a conveyancer prior to entering a legally binding contract to purchase.

## Note for Prospective Buyers

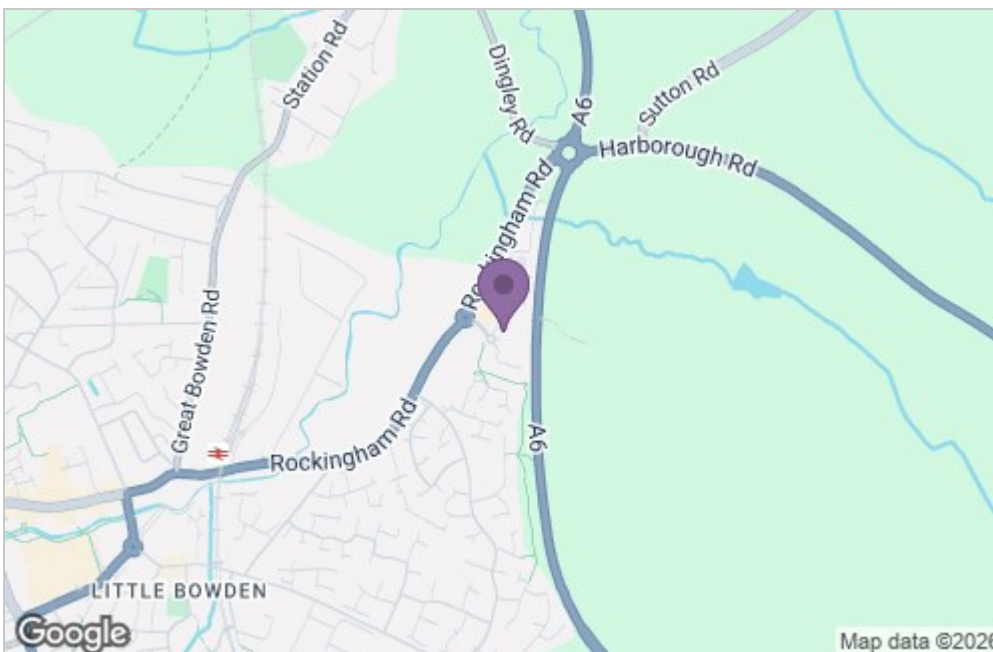
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 63.9 sq. metres (687.3 sq. feet)

## Area Map



## Energy Efficiency Graph

