

## 15 Elizabeth Place Trimbush Way, Market Harborough,



**£250,000**

Situated at the rear of the building, away from the main road, is this beautifully presented and substantial retirement apartment. The property is available immediately and the accommodation comprises: Hall, cloakroom/WC, lounge/diner, fitted kitchen with appliances, two large double bedrooms, modern shower room and balcony.

The communal facilities include an excellent residents restaurant and lounge, off road parking and communal gardens. There is also a resident house manager.

*Service without compromise*

Entrance Hall 23'10" x 4'11" (7.26m x 1.50m)



Accessed via solid oak door with further oak doors to rooms. Electric panel heater. Emergency call system. Spacious walk in linen cupboard (10'6" x 4'4") housing hot water, meters and shelving.

Cloakroom/WC



Wash hand basin with base vanity unit. Low level WC. Complementary tiled floor and walls. Extractor fan.

Lounge/Diner 16'3" x 14'7" (4.95m x 4.45m)



Double glazed French door opening out to a Juliet balcony. Television point. Telephone point. Electric radiator. Glazed oak door to:-

Kitchen 8'9" x 6'9" (2.67m x 2.06m)



Range of cream coloured, high gloss fronted base and wall units. Laminated work surfaces with matching splash backs. Fitted appliances to include: Electric oven and four ring hob with stainless steel extractor hood over, fridge and freezer, Single sink and drainer. Ceramic tiled flooring. Double glazed window to the rear elevation.



**Bedroom One 17'1" max x 10'6" (5.21m max x 3.20m)**



Double glazed picture window to the rear elevation. Television and telephone points. Electric radiator. Emergency pull cord.

**Bedroom Two 13'6" max x 10'2" (4.11m max x 3.10m)**



Double glazed French door to a small balcony. Television point. Telephone point. Electric radiator. Spacious walk in wardrobe with box shelving and hanging rails. Emergency pull cord.

**Shower Room**



Open walk in shower with mains fitment. Wash hand basin and base vanity unit. Low level WC. Complementary tiled floor and walls. Heated towel rail. Extractor fan.

## Service Charges & Ground Rent

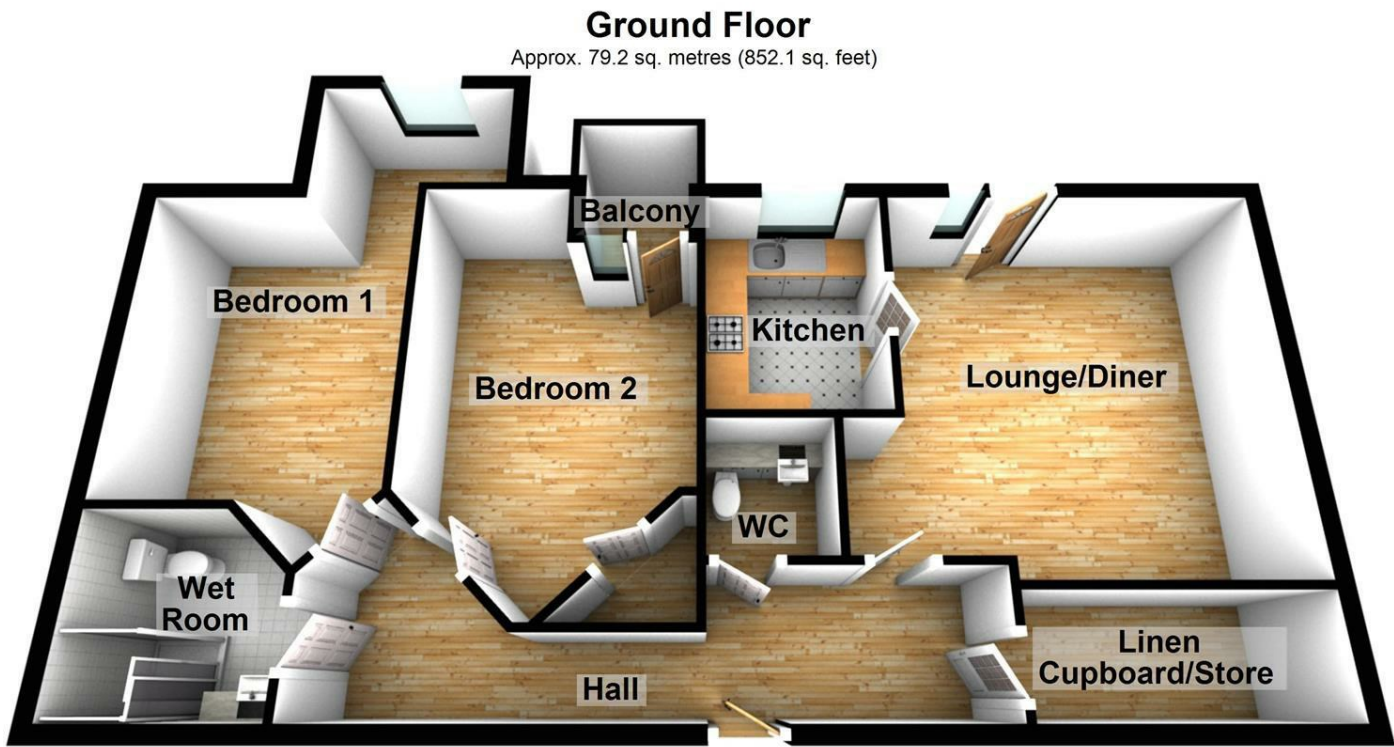
\*The property is offered with two years of service charges and ground rent prior to exchange of contracts. This makes it an excellent opportunity for buyers looking to minimise initial costs and enjoy peace of mind during the first years of ownership.\*

The annual service charge for financial year ending 28/02/2025 is £11,936.21. The service charge includes onsite estate manager and team, 24-hour emergency call system, cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas, upkeep of gardens and grounds, repairs and maintenance to the interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas, and buildings insurance. The service charge does not cover external costs such as your Council Tax, electricity or TV.

Ground Rent is currently £510.00 per annum and is due to be reviewed 1st Jan 2034.

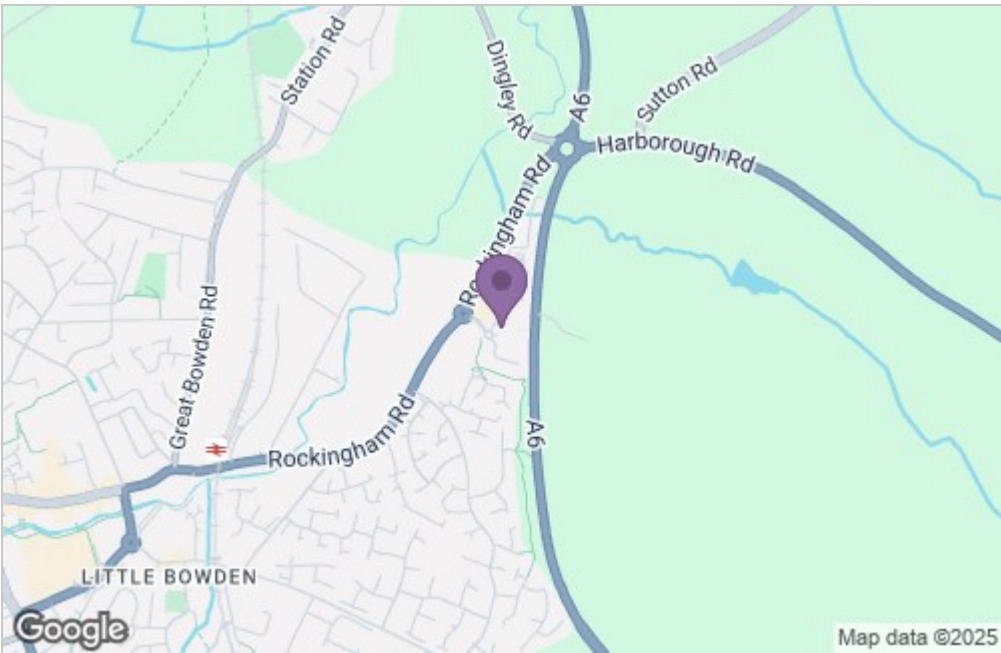
The lease term is 999 years from 1st Jan 2019.

Floor Plan

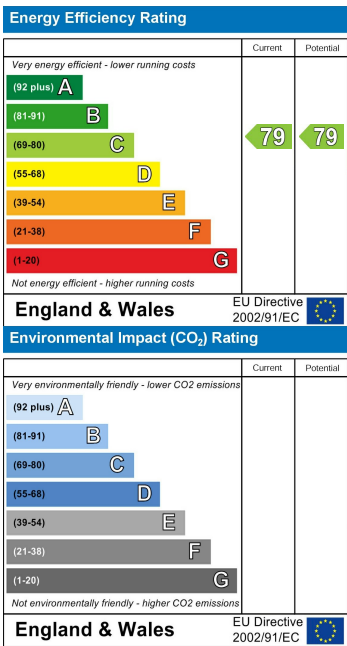


Total area: approx. 79.2 sq. metres (852.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise