

## 26 Homewelland House , Market Harborough, LE16



### Auction Guide £46,000



A very well presented one bedroom, McCarthy & Stone built second floor apartment situated in this sought after development close to Market Harborough Town Centre and an excellent range of local services and facilities. The accommodation briefly comprises communal entrance hall with managers office and communal residents lounge and lift to all floors, entrance hall, very well presented kitchen and shower room, spacious living room and double bedroom. The property also benefits from well presented communal gardens, residents parking area. The development stipulates that the first resident must be over 60 years old and any second resident be over the age of 55 years. The property is offered for sale with no upward chain and an internal viewing is considered essential.

## Communal Entrance Hall

A spacious communal entrance hall entered via secure intercom entry system, stairs and lift to all floors, comfortable residents lounge with on site managers office.

## Entrance Hall

With a door to a useful built in storage cupboard housing the fusebox, doors off to the shower room, bedroom and living room.

## Shower Room 5' 5" x 6' 8" (1.52m 1.52m x 1.83m 2.44m)

A very nicely fitted three piece suite comprising low level WC, wash hand basin set in a vanity unit with storage cupboard under and shower cubicle, heated towel rail, tiled floor, tiled splashbacks, coving to ceiling and wall mounted heater.

## Bedroom 12' x 8' 9" (3.66m x 2.44m 2.74m)

Having a useful built in wardrobe, double glazed window to the rear aspect with a very pleasant view over the communal gardens, electric heater, alarm pull chord system and coving to ceiling.

## Living Room 10' 6" x 15' 5" (3.05m 1.83m x 4.57m 1.52m)

A spacious living room with a double glazed window to the rear aspect with a pleasant outlook over the communal gardens, coving to ceiling, intercom entry phone, feature archway to the kitchen and alarm pull chord system.

## Kitchen 5' 5" x 7' 2" (1.52m 1.52m x 2.13m 0.61m)

A very nicely fitted kitchen with a good range of wall and base level storage units with work surfaces over, integrated fridge/freezer, two ring halogen hob with electric oven to side and extractor fan, tiled floor, tiled splashbacks, inset stainless steel single bowl drainer sink unit with mixer tap over and coving to ceiling.

## Communal Gardens

The property benefits from the use of well maintained communal gardens, being mainly laid to lawn with a good variety of maturing trees and bushes. In addition, there is a residents car park on site, for which there is a current waiting list, a visitors parking area and a mobility scooter parking area, for which there is also a current waiting list.

## Lease Information

We are informed by the vendors that the property has an annual service charge payment of £2,026.06, an annual ground rent payment of £439.20 and a lease term of 99 years from 1987. The development stipulates that the first resident must be over the age of 60 years, with any second resident being over 55 years.

## Council Tax Band B

## Auction Terms and Conditions

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

On exchange of contracts, the buyer is required to make a payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.80% of the final agreed sale price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the agreed purchase price and is considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

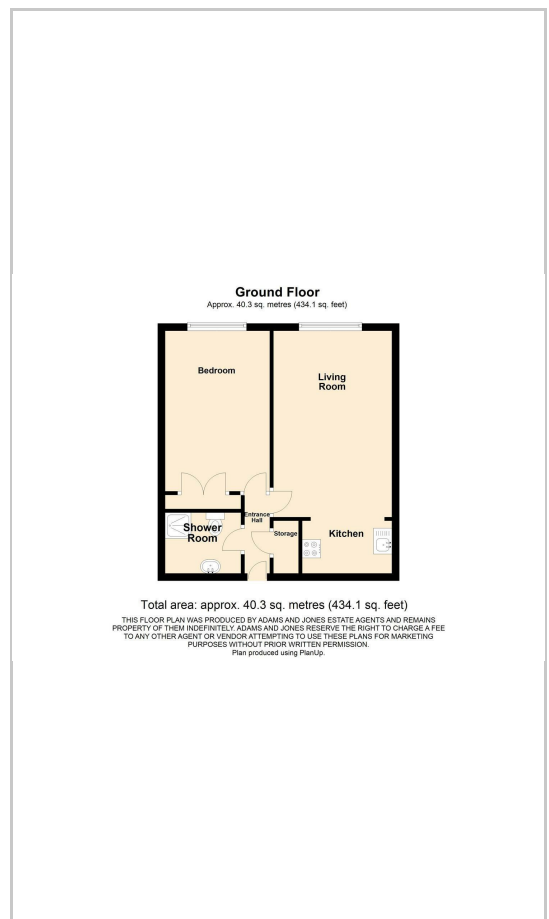
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Area Map



## Floor Plans



## Energy Efficiency Graph

