

30 Marshall Court, Market Harborough, LE16 9HZ

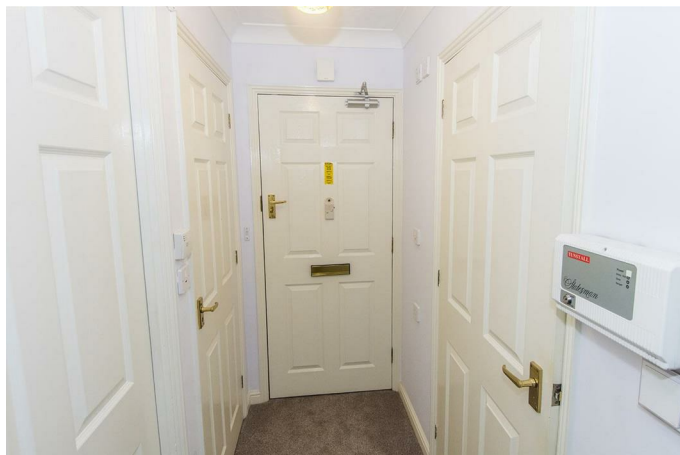


£75,000

Adams & Jones are pleased to offer this one bedroom retirement apartment for the over 60's in this sought after modern complex. The property is on the first floor & serviced by a lift. The double glazed accommodation briefly comprises entrance hall, lounge/dining room, kitchen, double bedroom & shower room. The property has benefited from being re-decorated and re-carpeted throughout and houses a brand new boiler of late May 2023. There are communal gardens, a residents lounge, guest suite & laundry facilities. Residents & visitor parking is also available on a first come first served basis. Photo shows whole block.

Service without compromise

Entrance Hall



Large walk-in storage cupboard. Doors to rooms.

Lounge / Diner 17'8" x 11'1" max (5.38m x 3.38m max)



Double-glazed window to side elevation. Coal effect electric fire with timber surround. Television point. Electric storage heater. Door to kitchen.

Kitchen 8'11" x 5'7" (2.72m x 1.70m)



Double-glazed window to front elevation. Range of wall and base mounted units with roll edge work surfaces. Built-in electric oven. Built-in four-ring electric hob with extractor hood over. Space for fridge. Space for freezer. Stainless steel single sink and drainer. Tiled splash-backs.

Bedroom 18'9" max x 10'7" max (5.72m max x 3.23m max)



Double-glazed window to front elevation. Electric storage heater. Television point. Built-in wardrobe with mirrored doors.

Shower Room 6'9" x 5'6" (2.06m x 1.68m)



Built-in shower cubicle. Low-level WC. Pedestal wash hand basin. Tiled walls. Heated towel rail.

Communal Areas



Marshall Court benefits from communal facilities to include a resident's lounge, a guest suite for visitors and a laundry room.

Communal Gardens



Parking



There is parking available for both residents and visitors on a first come first served basis.

Lease Information

We are advised by our vendor that the property comes with a 125 year lease - Established in 2001, thus having 104 years remaining. Ground rent is £769.19 p.a. paid bi-annually and service charges are £3166.24 p.a. paid bi-annually. These are paid up to March 2025. This information has been provided in good faith and should be verified by your solicitor prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		83	88
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			