ADAMS & JONES

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Service without compromise

19 Homewelland House Leicester Road, Market

Auction Guide £50,000

For Sale Via Modern Method of Auction - T & C's apply
Please visit I Am Sold's website for further details
A rare opportunity to acquire a two bedroom, McCarthy & Stone built first floor apartment with scope for further improvements situated in this popular and convenient development close to Market Harborough Town Centre and the excellent range of local services and amenities. The accommodation briefly comprises communal entrance hall with managers office and communal residents lounge and lift to all floors, entrance hall, a fitted kitchen and wet room, spacious living/diner and two double bedrooms. The property also benefits from well presented communal gardens and 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!

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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 Hall

Accessed via the communal hall and wooden front door. Doors off to: Lounge, bedrooms and wet room. Laminate wooden flooring. Storage/Coat cupboard.

Lounge/Diner 17'3 x 11'0 (max) (5.26m x 3.35m (max))

UPVC double glazed window to front aspect. TV and telephone point. Large store room. Electric storage heater. Opening through to: Kitchen.

Kitchen 9'1 x 5'11 (2.77m x 1.80m)

Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a high level single fan assisted electric oven, four ring electric hob, extractor, an integrated fridge/freezer and a slimline dishwasher. There is a UPVC double glazed window to the front aspect and vinyl flooring.

Bedroom One 13'11 x 9'9 (4.24m x 2.97m)

UPVC double glazed window to front aspect. A selection of built-in wardrobes and drawer units. TV point. Electric storage heater.

Bedroom Two 9'9 x 8'9 (2.97m x 2.67m)

UPVC double glazed window to side aspect. Built-in wardrobe. TV point. Wall mounted electric radiator.

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Wet Room 7'2 x 5'5 (2.18m x 1.65m)

Comprising: Walk-in shower with wall tiling and vinyl wet room flooring, low level WC and wash hand basin over a fitted vanity unit. Wall mounted electric heater, shaver socket and extractor.

Additional Development Information

Homewelland House is an over 60's retirement complex and is designed for independent living. The development has an emergency call system in each apartment which will contact the duty manager or Appello Careline who can deal with emergency and non-emergency situations. There is a development manager on the site Monday - Thursday between 8am - 4pm. On-site there is a communal lounge, small kitchen, laundry room, internal refuse area, guest suite and passenger lift to all floors. Having a pet is subject to consent from the landlord and must be approved by the landlord during conveyancing with residents permitted to have a singular dog or cat.

Communal Gardens & Parking

The beautifully landscaped gardens are an exceptional feature to this lovely retirement apartment The communal gardens wrap around the entire complex creating a delightfully leafy outlook with manicured lawns, well stocked beds and borders having a variety of established plants and shrubs.

Lease & Service Charges

Lease is 99 years as of November 1987 with 64 years remaining. Ground rent is £272.25 every 6 months, £544.50 per year. Service Charge: £3617.83 for 2023 paid in two six monthly payments.

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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Floor Plan

Total area: approx. 56.6 sq. metres (608.8 sq. feet)

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Plan produced using PlanUp.

Area Map

Energy Efficiency Graph

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