

9 St Mary's Road Market Harborough Leicestershire LEL6 7D9

01858 461888

2 Station Road Lutterworth Leicestershire LET7 4AF

01455 886670

info@adams-jones.co.uk www.adams-jones.co.uk

30 Symington Way, Market Harborough, LEI6 7XA









£230,000

Symington Way is an extremely pleasant private development for the over 55's, located within a stone's throw of Market Harborough's wonderful town centre with its vast range of pleasurable and convenience amenities. It provides the perfect blend of private self-reliant living, with the added peace of mind that the managed development has to offer.

The bungalow itself is one of the larger designs on the site and is presented for sale through Adams & Jones in very good order with no upward sales chain. Accommodation briefly comprises entrance hallway, lounge/diner, breakfast kitchen, two bedrooms and bathroom.

Outside, the property is one of the few in the development where its private parking space is located within its boundary outline, directly to the front. To the rear of the bungalow, there is a pleasant little garden area which, although technically forms part of the pleasant communal gardens, still offers a good degree of privacy.



ADAMS * & JONES

Entrance Hall





Double glazed front entrance door, cloaks cupboard off, radiator.

Lounge/Diner $14'3 \times 14'2 (4.34m \times 4.32m)$



UPVC double glazed French doors with sidelights to the rear aspect and additional UPVC double glazed window to the rear, electric fire inset to polished stone back panel and hearth and timber mantel-piece over.



Breakfast Kitchen II'9 x 7'I (3.58m x 2.16m)



UPVC double glazed window to rear, fitted range of wall and floor mounted kitchen units with roll-edge worktops, one and a half bowl sink, space for cooker and

ADAMS & JON

fridge/freezer, space and plumbing for washing machine, Bedroom One $10'4 \times 10'3$ (3.15m \times 3.12m) walk-in larder cupboard with shelving and radiator.





UPVC double glazed window to front, built in lit wardrobe, radiator.







ADAMS * & JONES

Bedroom Two $10'7 \times 6'5 (3.23m \times 1.96m)$



UPVC double glazed window to front, radiator.



Bathroom 7'3 x 6'5 (2.21m x 1.96m)



White three piece suite comprising WC, wash hand basin

and panelled bath with electric shower over, emergency pull-chord, shaver point, radiator, airing cupboard off housing modern Worcester combination central heating boiler and radiator.



Outside - Front

The property is one of the few in the development where its private tarmac parking space is located within its boundary outline, directly to the front.

Outside - Rear



There is a pleasant little paved garden area which, although technically forms part of the pleasant communal gardens, still offers a good degree of privacy due to having a shrubbed border and trellis behind it and a brick wall to the right.

ADAMS * & JONES





Lease Information

The property is subject to a 99 year lease which began 1st February 1998. The service charge is £2,406.39 per year (£200.53 per month). Upon future sale of these bungalows, a 0.5% charge of the future sale price per year of ownership is due to East Midlands Housing's repair sinking fund.

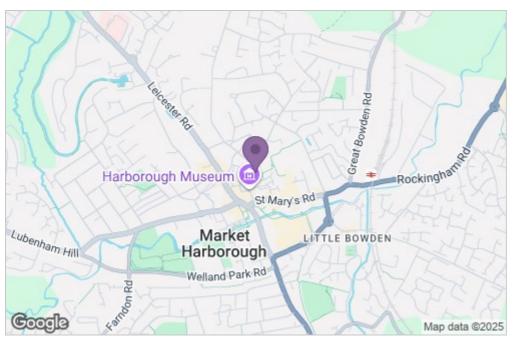


Floor Plan



Total area: approx. 56.9 sq. metres (612.6 sq. feet)

Area Map



Energy Efficiency Graph

