

30 Symington Way, Market Harborough, LE16 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.

Service without compromise

Entrance Hall



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

Lounge/Diner 14'3 x 14'2 (4.34m x 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 11'9 x 7'1 (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

fridge/freezer, space and plumbing for washing machine, walk-in larder cupboard with shelving and radiator.



Bedroom One 10'4 x 10'3 (3.15m x 3.12m)



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



Service without compromise

Bedroom Two 10'7 x 6'5 (3.23m x 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



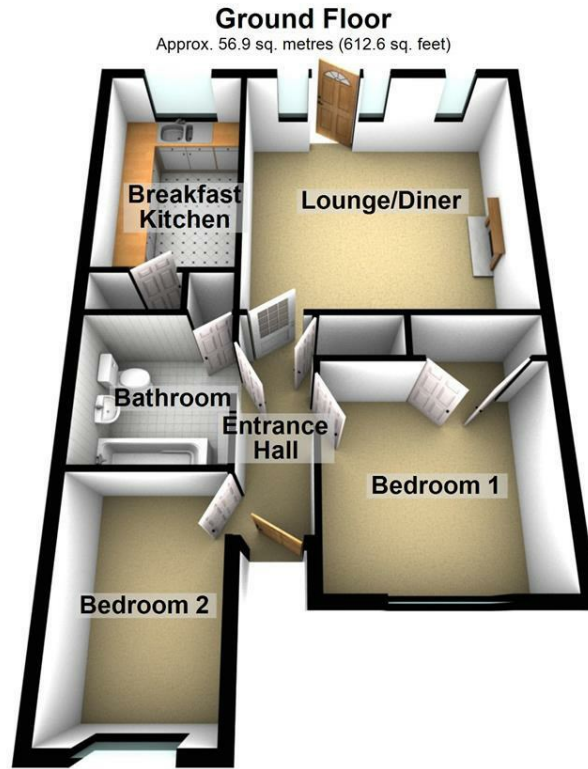
There is a pleasant little paved garden area which, although technically forms part of the pleasant communal gardens, still offers a good degree of privacy due to having a shrubbed border and trellis behind it and a brick wall to the right.



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

