

18 Symington Way, Market Harborough, LE16 7XA



£190,000

A very nicely presented ground floor retirement apartment with the huge improvement of a refitted kitchen and shower room, ideally located just a short walk from the centre of Market Harborough town and it's vast range of local amenities. The double glazed and electrically heated accommodation comprises: Entrance hall, lounge/diner, refitted kitchen, two double bedrooms and refitted shower room. There is also a patio area and access to well maintained communal gardens. There is also a private resident's carpark offering parking on a first come-first serve basis.

Service without compromise

Outside



To the front of the property is a storm porch. Directly to the rear of the property is a paved patio which opens out to communal gardens.

Entrance Hall



Accessed via stained glass double glazed front door. Refitted electric storage heater. Large walk in cloaks/storage cupboard measuring 9' x 3'2" (with sloping ceiling). Doors to rooms.

Lounge/Diner 14'2" x 10'7" (4.32m x 3.23m)



UPVC double glazed rear entrance door with sidelights opening out to the communal gardens. Refitted electric storage heater. Airing cupboard housing hot water tank. Emergency push-button. Television point. Telephone point.



Kitchen 11'7" x 7'0" (3.53m x 2.13m)



Range of re-fitted base and wall units. Laminated work surfaces with complementary tiled splash-backs. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Stainless steel one and a half bowl sink and drainer. Electric cooker, ceramic hob and extractor hood. Tiled flooring. UPVC double glazed window to the front aspect.



Bedroom One 12'5" x 9'4" (3.78m x 2.84m)



UPVC double glazed window to the rear aspect. Refitted electric storage heater. Television point.



Bedroom Two/Dining Room 9'6" x 7'5" (2.90m x 2.26m)



UPVC double glazed window to the rear aspect. Refitted electric storage heater.



Shower Room 7'8 x 7' (2.34m x 2.13m)



Refitted three piece suite comprising double-width shower cubicle, pedestal wash hand basin, and low level WC inset to storage unit. Electric wall heater. Extractor fan. Emergency pull-cord. Opaque UPVC double glazed window.





Leasehold Details

The lease was dated 1st of July 1998 for 99 years until 1 July 2097, with a monthly service charge of £194.54 and an annual ground rent of £1.

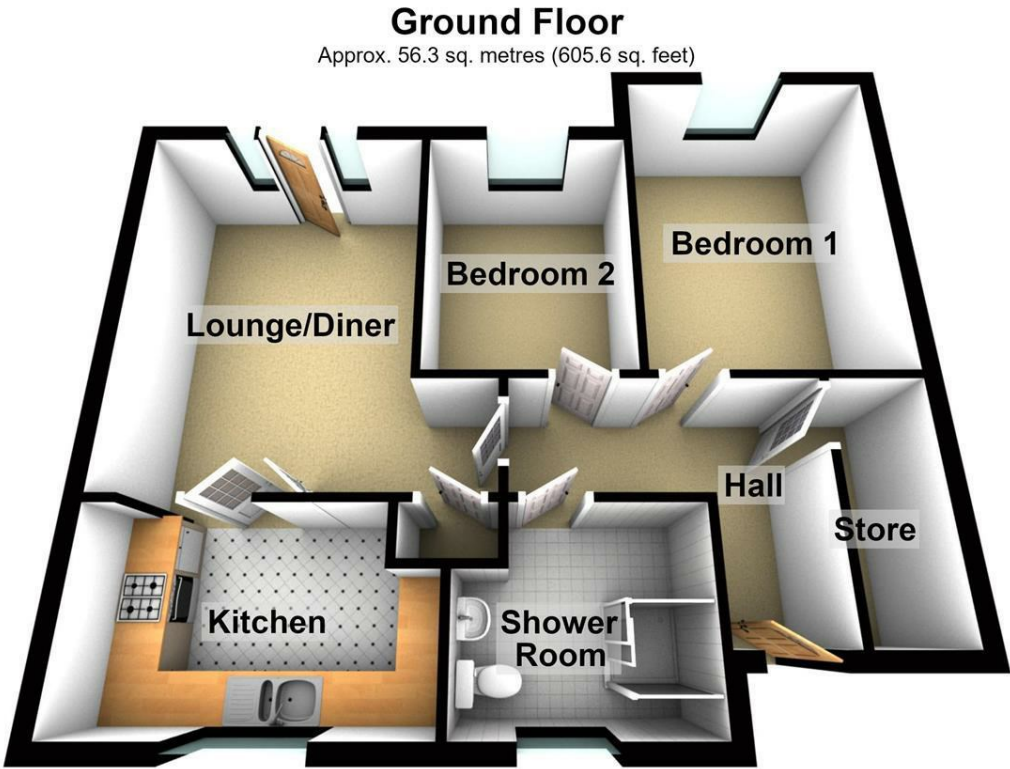
In-line with the majority of retirement properties, 0.5% of the apartment's value per year owned is payable to East Midlands Housing upon the future sale.

Council Tax Band A

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

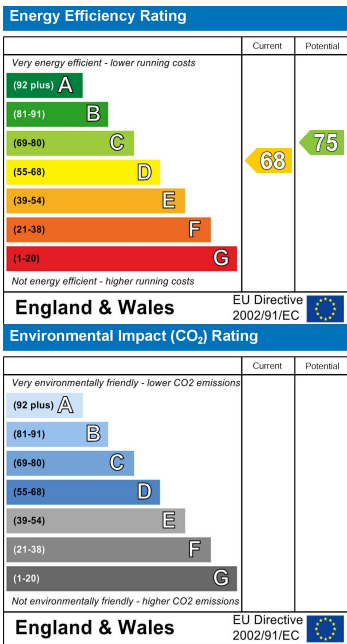


Total area: approx. 56.3 sq. metres (605.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise