

## 22 Symington Way, Market Harborough, LE16 7XA



### Offers Invited £180,000

A well presented ground floor retirement apartment, ideally located just a short walk from the centre of town. The double glazed and electrically heated accommodation comprises: Entrance hall, lounge, kitchen/breakfast room, two good sized bedrooms and modern shower room. There is also a patio area and access to well maintained communal gardens. There is also a private resident's carpark with reserved parking available for additional cost if required.



## Entrance Hall



Accessed via opaque leaded double glazed front door. Electric storage heater. Large walk in cloaks/storage cupboard. Doors to rooms.

## Lounge 14'1" x 10'8" (4.29m x 3.25m)



Double glazed French doors opening out to the patio and communal gardens. Double glazed window to the rear aspect. Television and telephone point. Electric storage heater. Airing cupboard housing lagged hot water tank. Opaque double doors to:-



## Kitchen/Breakfast Room 11'8" x 7'0" (3.56m x 2.13m)



Range of limed oak fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Space and plumbing for automatic washing machine and dishwasher. Stainless steel sink and drainer. Space and point for an electric cooker. Vinyl flooring. Wall heater. Double glazed window to the rear aspect.



Bedroom Two 9'7" x 7'7" (2.92m x 2.31m)



Double glazed window to the rear aspect. Electric storage heater.

Shower Room



Double shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Electric wall heater. Extractor fan. Opaque double glazed window.

Bedroom One 12'6" x 9'5" (3.81m x 2.87m)



Double glazed window to the rear aspect. Electric storage heater. Range of fitted wardrobes.





## 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.



## Leasehold Details

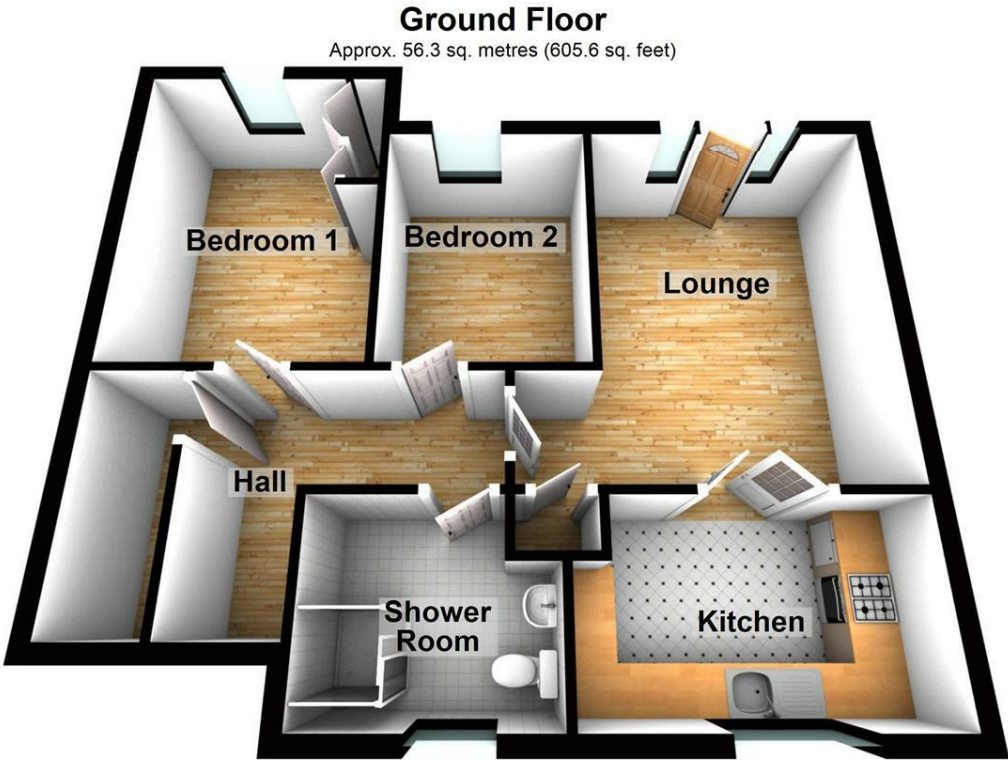
Lease dated 1 July 1998 for 99 years until 1 July 2097

Monthly service charge of £170.79.

Annual ground rent of £1.

## Council Tax Band A

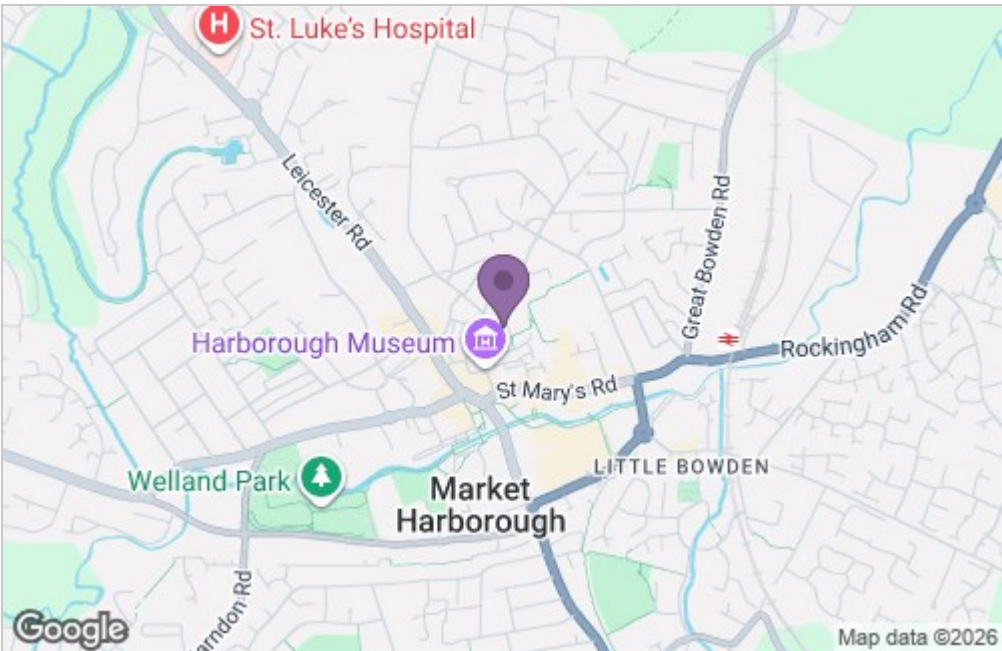
Floor Plan



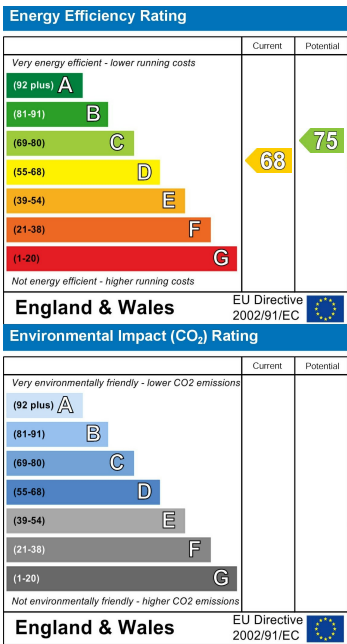
Total area: approx. 56.3 sq. metres (605.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise