



SAXON CLOSE, MARKET HARBOROUGH, LE16 7PR  
PRICE GUIDE £185,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





A superb one bedroomed bungalow forming part of an exclusive retirement development located just a short walk from Market Harborough town centre, offering independent living, with communal grounds and parking.

The accommodation briefly comprises of a principal bedroom, sitting room, kitchen and bathroom. Externally there are communal gardens which are well maintained. There is a residents' lounge which has numerous areas for various social activities. Warden controlled for residents' peace of mind.

#### ACCOMMODATION IN DETAIL

##### ENTRANCE HALLWAY

Airing cupboard and storage space.

##### KITCHEN 9'1 x 8'8 (2.77m x 2.64m)

Range of base and wall units, plumbing for appliance, free standing electric oven and under-counter fridge, wood effect flooring, wall mounted boiler, window to front elevation.

##### SITTING ROOM 14'5 x 10' (4.39m x 3.05m)

Sliding patio doors giving access to the rear garden, radiator.

##### BEDROOM 14'3 into square bay x 9'6 (4.34m into square bay x 2.90m)

Fitted wardrobes provide hanging and storage space, radiator and window to rear elevation.

##### BATHROOM

Suite comprising of bath with shower over, close coupled wc, wash hand basin, heated towel rail, window to front elevation.

##### OUTSIDE

Directly to the rear there is a patio area giving access to the communal gardens with seating area. Parking spaces available for residents.

##### SERVICE CHARGE

The leasehold is for 100 years, and has 72 years remaining. The service charge is £190.88 per month which includes the cost of scheme management,

communal facilities, outside maintenance and window cleaning, garden areas, house insurance and boiler servicing. There is a sinking fund of 0'5% for each year that you own the property for.

#### FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

#### COUNCIL TAX

Council Tax Band A. For further information contact Harborough District Council 01858 828282

#### STAMP DUTY from 23rd September 2022

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million - 10%

Over £1.5 million - 12%

First Time Buyers

UP to £425,000 - 0%

£425,001 to £625,000 - 5%

Homes above £625,000 - Normal rates apply

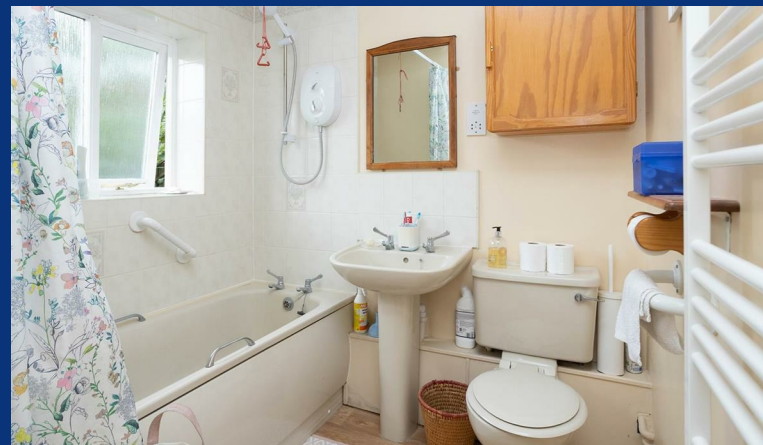
You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:

<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

#### MONEY LAUNDERING

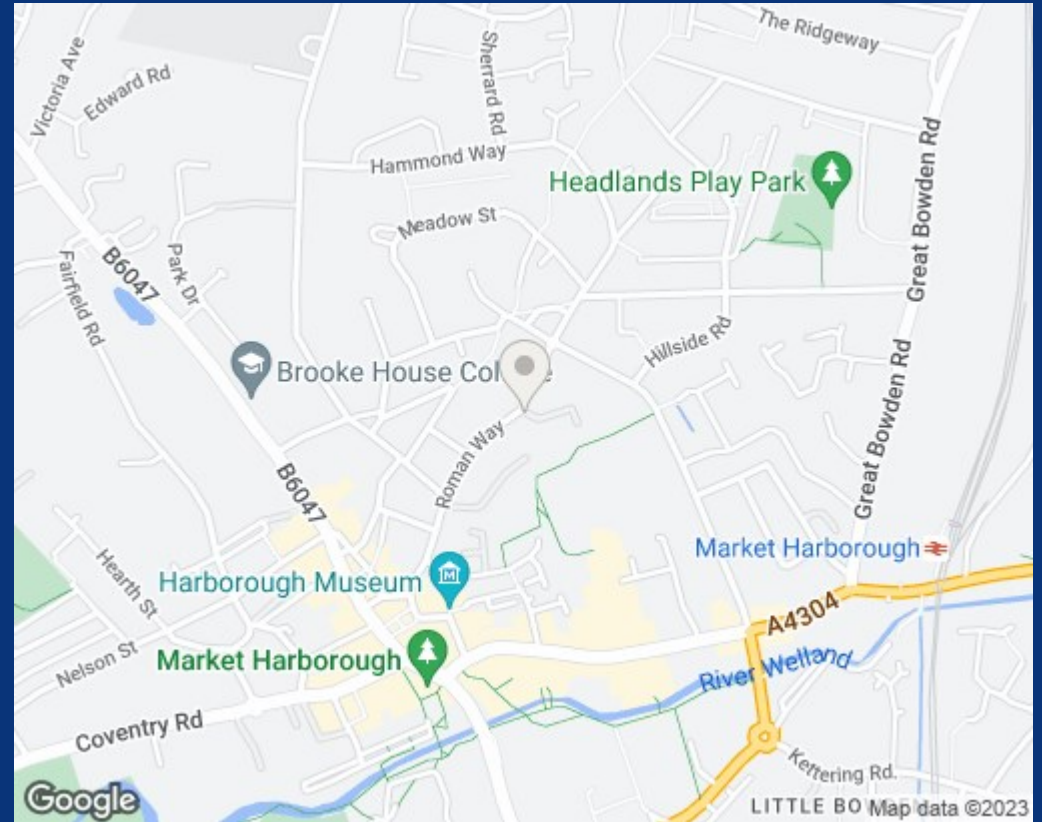
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.







## LOCATION



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