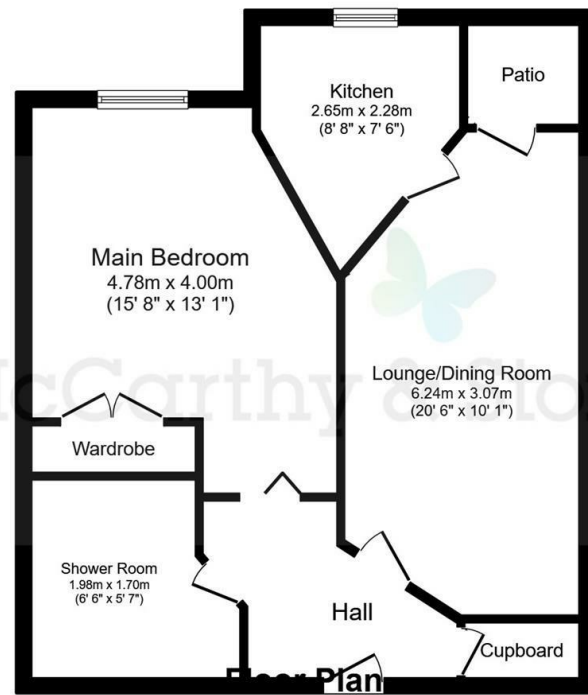


# McCARTHY STONE RESALES

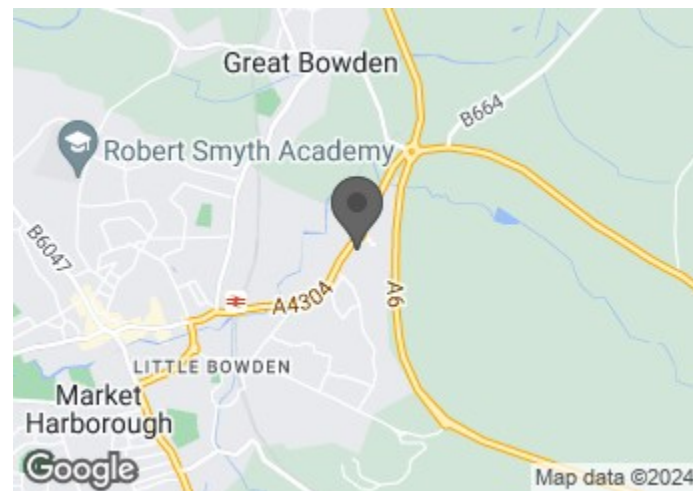
**3 ELIZABETH PLACE,**  
TRIMBUSH WAY, MARKET HARBOROUGH, LE16 7YH



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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Presented in an 'AS NEW' condition, ground floor apartment with a SHELTERED PATIO area with garden views. MODERN kitchen with appliances, a purpose built wet room and a double bedroom with WALK\_IN WARDROBE completes this lovely apartment. The development has EXCELLENT COMMUNAL FACILITIES including a Bistro restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**PRICE REDUCTION**

**ASKING PRICE £195,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# TRIMBUSH WAY, MARKET HARBOROUGH

# 1 BEDROOMS £195,000

## SUMMARY

Elizabeth Place is a Retirement Living PLUS development from McCarthy & Stone in the desirable town of Market Harborough. The development features 58 one and two bedroom apartments exclusively available to the over 70s.

Security will be ensured throughout the development, with an on-site Estates Manager, intruder alarms, camera entry doors, and a 24 hour call system for residents. Every McCarthy & Stone development strives to achieve a close-knit community feel; with just 58 apartments and a sociable Communal lounge, every resident will be able to get to know their neighbours.

At the Market Harborough complex, every resident will have access to the entire facility, including the landscaped gardens, on site bistro/restaurant, Communal lounge, car parking facilities, and the additional feature of the Guest Suite, available for visitors to stay overnight.

## LOCAL AREA

Elizabeth Place is conveniently located one mile from the town centre of Market Harborough. Residents can catch the number 33 bus from the stop on Rockingham Road 0.2 miles from the complex, which reaches the main high street in five minutes.

The town centre has all the local amenities residents could wish for, including plenty of cafes, restaurants and shops. You'll also find a Post Office, a Lloyds bank, HSBC, a Travel Agent and a Pharmacy.

The range of high street shops has something for everyone, including White Stuff, Phase Eight, East, Fat Face, New Look, Waterstones, Clarks, and WHSmith.

There is also a great range of charity shops and independent boutiques, including a vintage shop and a craft store. In the centre of town is an attractive and bustling market square which hosts weekly markets and twice monthly farmers markets.

## ENTRANCE HALL

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Storage/Utility cupboard. housing a washer /drier Doors leading to living room, bedroom, and wet room.

## LIVING ROOM

The spacious living room benefitting from French windows leading to a sheltered patio area overlooking the communal gardens. An additional full height window allows plenty of natural light to flood in. There's ample room for a dining table. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, fitted carpets & curtains. Raised electric sockets. Part glazed door leading to a separate kitchen.

## KITCHEN

A modern and fully fitted kitchen with a range of wall & base units and pan drawers with a worktop over. Waist high electric oven with space above for a microwave. Four ring electric hob with glass splash back. Sink with mixer tap and auto opening window with a fitted blind. Integrated fridge/freezer. Ceiling spotlights and ceramic floor tiling.

## MASTER BEDROOM

A bright and spacious bedroom with a full height, double glazed window overlooking the communal gardens. Raised sockets, TV & telephone points. Fitted carpets and curtains, ceiling light. Walk in wardrobe providing plenty of hanging rails and shelving.

## WET ROOM

Fully fitted wet room with a shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Ceiling spotlights.

## SERVICE CHARGE (BREAKDOWN)

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge:£9,022.83 for financial year ending 28/02/2025.

## LEASE INFORMATION

Lease Length: 999 years from 1st Jan 2019  
Ground Rent: £435 per annum  
Ground rent review date: 1st Jan 2034

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

