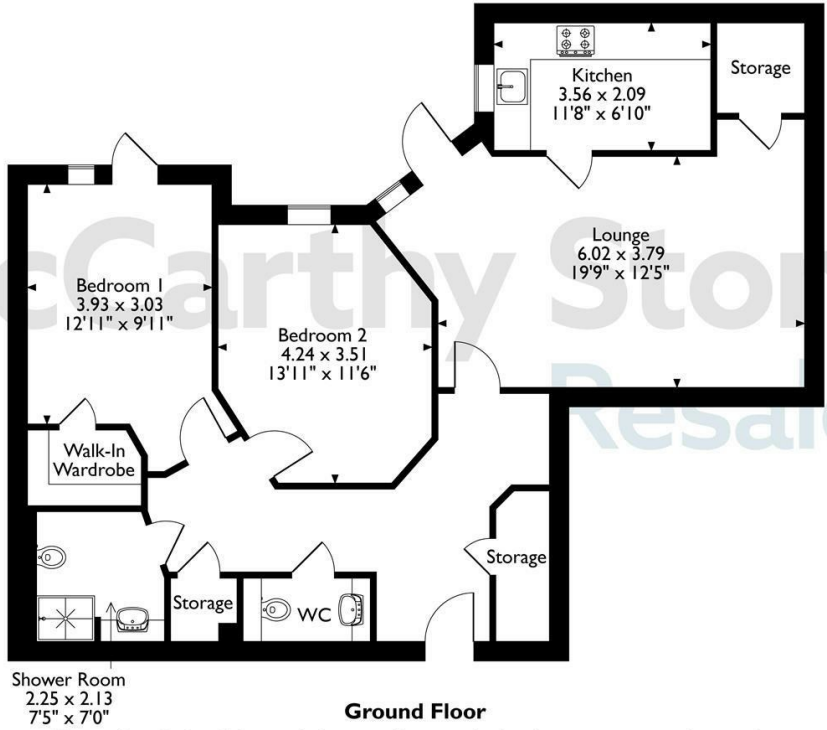
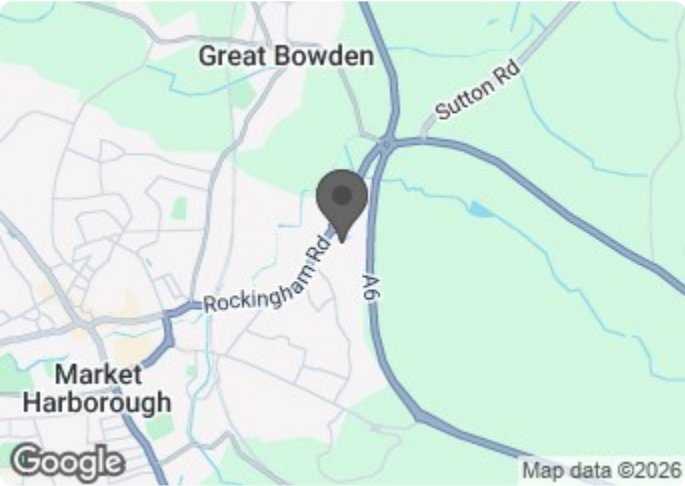


Elizabeth Place, Apartment 2, 2, Trimbush Way, Market Harborough, Leicestershire  
Approximate Gross Internal Area  
90 Sq M/969 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 2 Elizabeth Place

Trimbush Way, Market Harborough, LE16 7YH



## Asking price £315,000 Leasehold

A SUPERBLY presented two bedroom retirement apartment. Conveniently located on the GROUND FLOOR with direct access to a PATIO AREA from the lounge which looks out onto the beautiful communal gardens. The spacious master bedroom is complemented with a spacious WALK-IN WARDROBE. ALLOCATED CAR PARKING INCLUDED.

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

**Call us on 0345 556 4104 to find out more.**



# Elizabeth Place, Trimbush Way, Market Harborough

## Elizabeth Place

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.

## Apartment Overview

Stunning apartment situated on the ground floor with direct access from the lounge to a patio area enjoying garden views. Ideally situated in a quiet spot yet within easy access for the communal lounge, Bistro and function room. The apartment further benefits from a large and bright lounge, modern kitchen with built in appliances, two double bedrooms, contemporary shower room and separate guest cloakroom. Allocated car parking space included.



## 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. Two storage cupboards. Doors leading to lounge, bedrooms, wet room and guest cloakroom.

## Lounge

The spacious living room benefitting from French windows leading to a patio area overlooking the communal gardens. An additional full height window allows plenty of natural light to flood in, making the room bright and airy. 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. Additional store cupboard located off the lounge. 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 and door leading to a patio area overlooking the communal gardens, the window allows plenty of natural light in. Raised sockets, TV & telephone points. Fitted carpets and curtains, ceiling light. Walk in wardrobe providing plenty of hanging rails and shelving.

## Bedroom Two

Double room with a full height window overlooking the communal gardens. This room would also be perfect for use as a dining room or study. Fitted carpets and curtains, ceiling light.

## Shower Room

Fully fitted suite 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.



# 2 bed | £315,000

## Guest Cloakroom

Partially tiled cloakroom comprising of WC, vanity unit with hand basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail.

## Service Charge

- 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 is £12,335.49 .for the financial year ending 28/02/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

## Ground Rent

Ground rent: £505 per annum  
Ground rent review: 1st Jan 2034

## Lease Information

999 years from 1st Jan 2019

## Additional Services & Information

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

## Car Parking

The apartment comes with an allocated parking space in the private car park.

