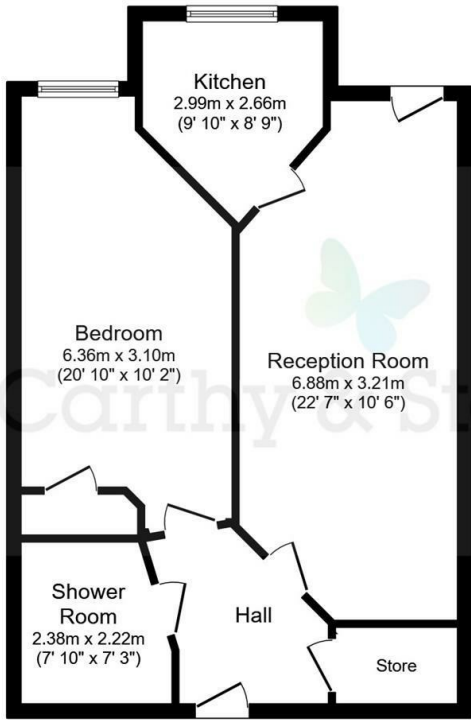


McCARTHY STONE  
RESALES

5 ELIZABETH PLACE  
TRIMBUSH WAY, MARKET HARBOROUGH, LE16

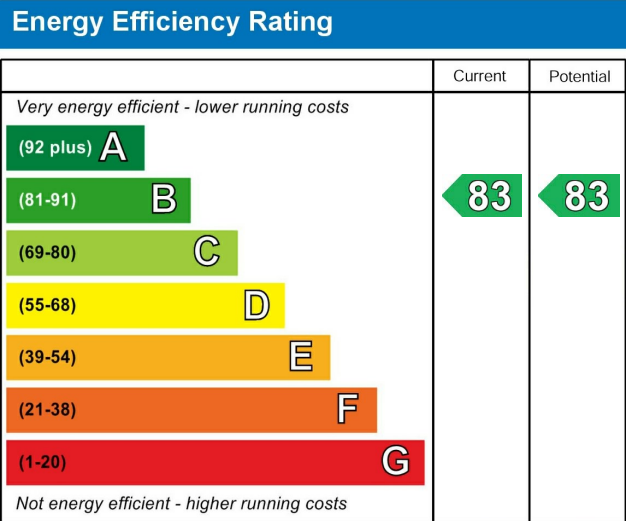
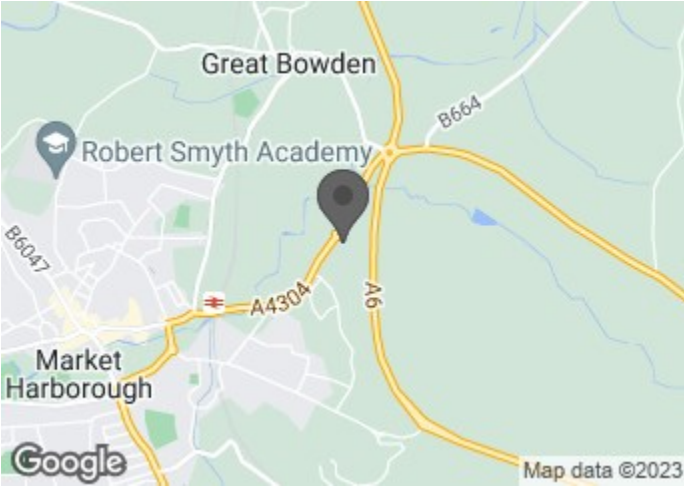


Ground Floor

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



McCARTHY STONE  
RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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SUPERBLY PRESENTED in an 'as new' condition, ground floor apartment benefitting from GARDEN VIEWS. An ALLOCATED CAR PARKING SPACE is included. The development offers EXCELLENT COMMUNAL FACILITIES including a Bistro style restaurant, landscaped gardens and Communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# ELIZABETH PLACE, TRIMBUSH WAY,

## 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.

## APARTMENT OVERVIEW

Presented in an 'as new' condition, the ground floor apartment enjoys a bright and spacious living room with a double glazed door leading to the communal gardens. The bedroom has a walk-in wardrobe, providing hanging rails, shelving and storage. A modern kitchen and purpose built wet room completes this lovely apartment. Allocated car parking space is 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.. Utility/storage 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 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.



# 1 BEDROOMS £180,000

## MASTER BEDROOM

A bright and spacious bedroom with a full height, double glazed window overlooking the communal gardens. Raised sockets, TV & telephone points, provisions for a wall mounted TV. 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.

## CAR PARKING

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

## 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: £7,414.32 p.a. (for financial year ending 02/23)

## LEASE INFORMATION

Lease Length: 999 years from 2019  
Ground Rent: Annual charge £435  
Ground rent review date: Jan 2034

