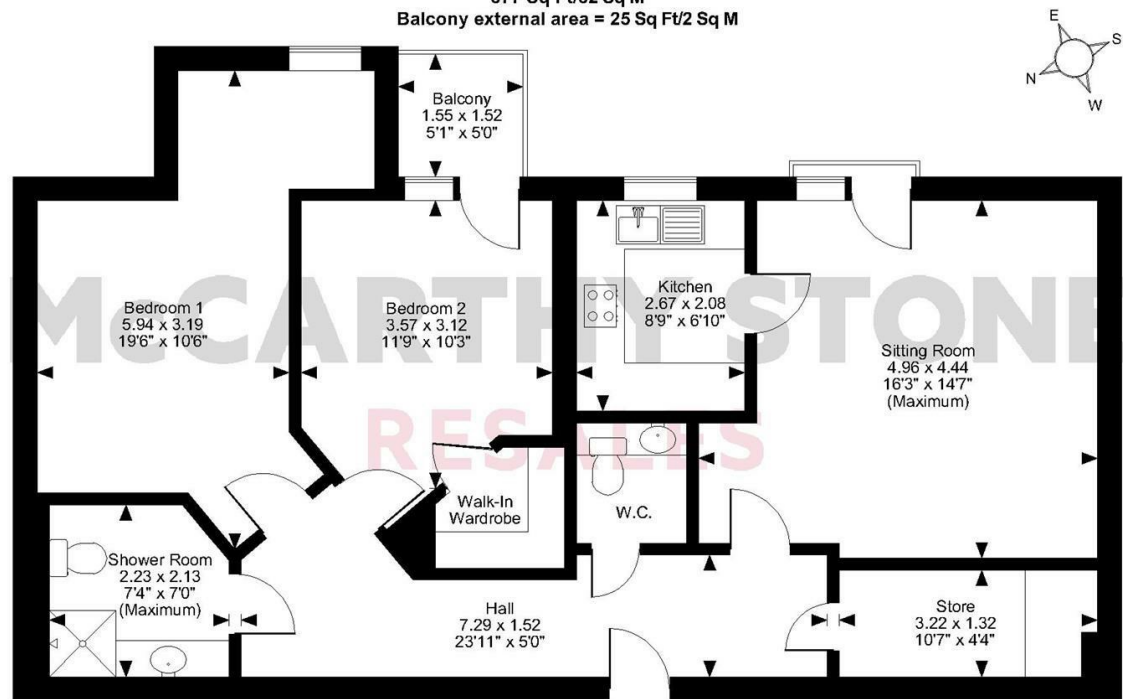


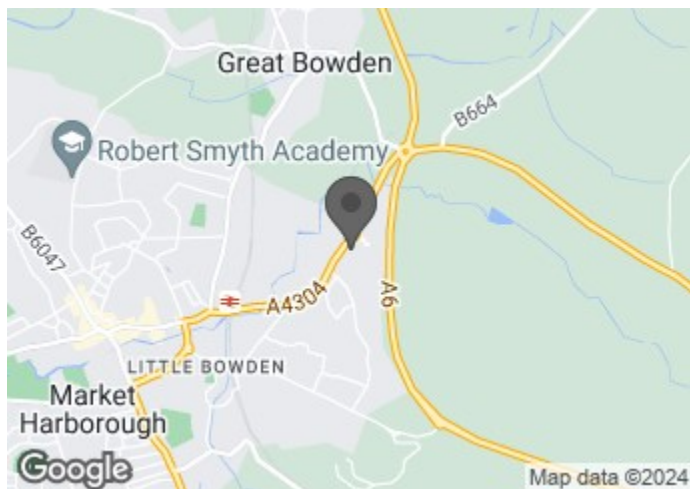
Elizabeth Place, Trimbush Way, Market Harborough  
 Approximate Gross Internal Area  
 877 Sq Ft/82 Sq M  
 Balcony external area = 25 Sq Ft/2 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**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>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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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**McCARTHY STONE  
 RESALES**

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



A BEAUTIFULLY PRESENTED, first floor retirement apartment with a WALK OUT BALCONY. Modern kitchen with BUILT IN APPLIANCES, TWO DOUBLE BEDROOMS, a CONTEMPORARY WET ROOM and GUEST CLOAKROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including on-site Bistro restaurant and communal lounge where SOCIAL EVENTS take place.

**ASKING PRICE £290,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# 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

Beautifully presented first floor apartment benefitting from a bright and spacious sitting room with a full height window and double glazed door with a Juliet balcony. A modern kitchen with built in appliances. The generously sized master bedroom has a floor to ceiling window allowing the natural light in. Bedroom two has a walk-in wardrobe and access through a double glazed door onto a balcony. The contemporary wet room and guest cloakroom completes this lovely apartment.

## 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. Walk in storage cupboard. Doors leading to sitting room, bedrooms, wet room and guest cloakroom.

## SITTING ROOM

The spacious sitting room benefitting from a double glazed door and side window opening to a Juliet balcony. 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. Integrated fridge/freezer. Ceiling spotlights and ceramic floor tiling.

## MASTER BEDROOM

A bright and spacious bedroom with a full height, double glazed window. . Raised sockets, TV & telephone points. Fitted carpets and curtains, ceiling light..

## 2 BED | £290,000

## BEDROOM TWO

Double room which would also be perfect for use as a dining room, study or hobby room. The double glazed door leads to a walk-out balcony with room for a small table and chair. Walk-in wardrobe providing hanging rails and shelving. Fitted carpets, two ceiling lights

## 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.

## 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

Annual service charge £11,936.21 for financial year ending 28/02/2025.

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: £510.00 per annum  
Ground rent review date: 1st Jan 2034.

## LEASE INFORMATION

999 years from 1st Jan 2019

## ADDITIONAL INFORMATION & SERVICES

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

