



Leicester Road, Market Harborough, LE16 7BT

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

This second floor retirement apartment offers well planned living space, and has recently been re-carpeted and re-decorated throughout and access is via a lift or stairs.

Leading off the entrance hall is one large walk-in storage area, a cloakroom cupboard with hanging space and a further storage cupboard.

The bright airy living /dining area faces west, overlooking the well maintained garden surrounded by mature trees.

Through an archway, the kitchen is fitted with a range of base and wall cupboards, an integrated electric oven, a halogen two ring hob, and space for a fridge.

The bathroom comprises a large electric shower cubicle with sliding glass door, a w/c and wash basin/vanity unit.

The two double bedrooms each have a fitted wardrobe, and also face west over the garden. Heating is provided by storage heaters (Economy 7) in each room. There are also emergency pull cords in each room which connect to the house manager during weekday office hours, and at other times to the 24/7 emergency call centre.

Homewelland House was built in 1987. It comprises 45 flats, a residents' lounge and kitchen, a laundry, a guest flat plus parking, and outside seating. Regular social activities take place in the lounge, and outings are also organised by the residents. It is located just 0.5 miles north of the town square, and bus-stops directly outside the property enable travel south into town, or north into Leicester. The canal basin of the Grand Union Canal is across the road. And a Co-op supermarket is close by.

Market Harborough train station gives regular access south direct to London St. Pancras, and north to Leicester, and Nottingham and beyond. Market Harborough is a thriving town, and offers many opportunities for meeting people, including several active U3A groups.





Key Features

- Retirement Apartment Within Walking Distance of The Town Centre
- Spacious Living / Dining Room
- Kitchen With Integrated Oven & Hob
- Two Double Bedrooms
- Modern Shower Room
- Useful Storage rooms
- Communal Lounge and Kitchen Area & Laundry Room
- Gardens, Visitor Parking, Buggy Shelter
- No Upward Chain

**Offers Over
£99,000**



**Approximate Gross Internal Area
57.3 sq. m. (617 sq. ft.)**



Floor area 57.3 sq.m. (617 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority
Harborough District Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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