

46, MARSHALL COURT, NORTHAMPTON ROAD, MARKET HARBOURGH, LEICESTER, LE16 9HL

PRICE £110,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A superbly appointed one bedroomed south facing top floor apartment forming part of a highly desirable purpose built retirement development located just to the south of the thriving town of Market Harborough.

The beautifully presented interior benefits from UPVC double glazing together with electric heating, and is approached via a pleasant communal area with lift and stairs rising to the second floor, with the apartment comprising a hallway with built-in airing cupboard, spacious living room with double glazed window enjoying a southerly aspect, refitted kitchen with built-in appliances, double bedroom with mirror fronted wardrobes and fitted shower room.

Externally, the communal gardens are attractively landscaped with patio areas providing seating space, and there is also a car park to the front with visitor spaces.

There is a resident manager within the development, and communal facilities include a residents lounge, laundry room and guest apartment, together with lovely gardens.

LOCATION

Marshall Court lies just to the south of the thriving town of Market Harborough located off Northampton Road, and has access to excellent shopping and supermarket facilities, bars, restaurants, cafes, schools, a theatre and a leisure centre to the south of town. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the A14 lies to the south, and the M1 is accessible at Junction 20.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From the town centre, proceed southbound via Northampton Road (A508), continuing over the traffic lights, turning immediately left into Marshall Court, with visitor spaces located on the right hand side of the car park.

ACCOMMODATION IN DETAIL

With the benefit of electric heating, UPVC double glazing

and a panic alarm system, the well presented interior comprises:

ENTRANCE HALL 6'9 x 3'4 (2.06m x 1.02m)

Entrance door with security spy hole, built-in airing cupboard with electric insulated cylinder and shelving, telephone entry system and panic alarm cord.

LIVING ROOM 17'7' x 11'1 (5.36m' x 3.38m)

With UPVC double glazed window enjoying a southerly aspect, 2 ceiling light points, coved ceiling, TV aerial socket, storage heater, access to:

FITTED KITCHEN 8'10 x 5'8 (2.69m x 1.73m)

Refitted range of base and wall cupboards in white high gloss with working surfaces and mosaic tiled surrounds, white ceramic sink with drainer and chrome mixer tap over, electric oven, ceramic hob unit, extractor hood over, space for fridge and freezer, double glazed window to front.

DOUBLE BEDROOM 15'1 x 8'1 (4.60m x 2.46m)

With UPVC double glazed window to front, coved ceiling, built-in mirror fronted wardrobes and electric storage heater.

SHOWER ROOM 6'9 x 5'5 (2.06m x 1.65m)

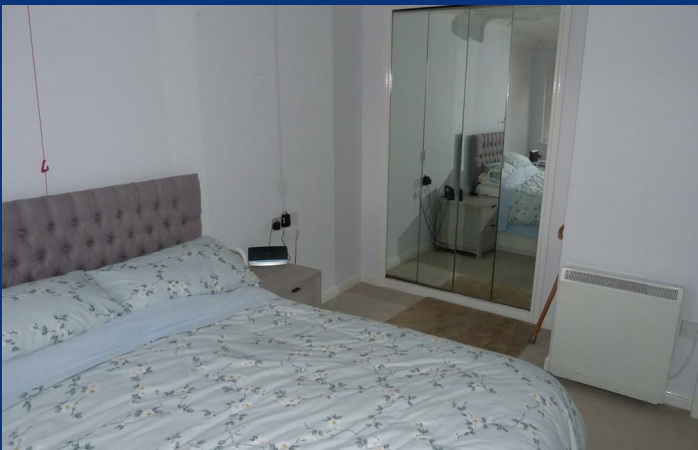
Shower cubicle, wash hand basin, low flush wc, tiled flooring, extractor fan.

OUTSIDE

Externally, there are attractively landscaped gardens surrounding the building with paved seating areas, and there is also a car park to the front with visitors spaces.

LEASEHOLD INFORMATION

The tenure is leasehold with a term of 125 years from 2001. The current annual service charge is believed to be £2,574.00 approximately, and an annual ground rent amounts to £350.00. Purchasers should be a minimum age of 60, or of such age as the landlord may in its discretion permit. In respect to a couple purchasing, it is a minimum age of 55 years or such other combined age as the landlord may in its discretion permit.





FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.

COUNCIL TAX

Council Tax Band B. For further information contact Harborough District Council 01858 828282

STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

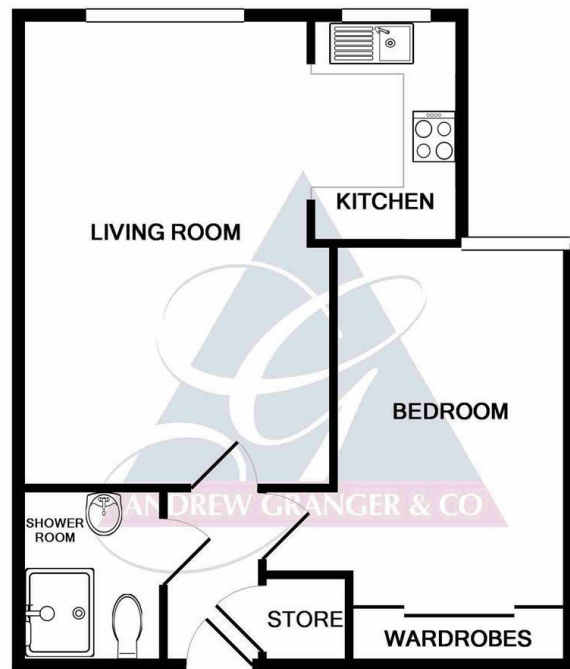
MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.









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LOCATION



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RICS



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