1 bed retirement property to buy in LE16

2 Trimbush Way, Market Harborough, Leicestershire, LE16 7YH

£90,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- South Facing Apartment Over Looking Gardens
- Spacious & Contemporary Wet
- Bistro Restaurant
- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

With just 58 apartments, Elizabeth Place fosters a genuine sense of community. Every detail has been considered to support independent living with the reassurance of help when needed.

Security features include a camera entry system, intruder alarms, and a 24-hour emergency call line, ensuring you always feel safe and supported.

The development is just one mile from Market Harborough's vibrant town centre, home to cafés, restaurants, shops, a post office, banks, and a bustling market square. A bus stop just 0.2 miles away makes getting around simple and stress-free.

Step inside and enjoy this south-facing apartment with a walk-out balcony overlooking the landscaped gardens, perfect for a morning coffee or relaxing on a warm evening. The modern kitchen is fully equipped with integrated appliances for move-in ease. The bedroom is a good sized double benefiting from a walk-in wardrobe for smart and easy storage. Finally the contemporary wet room is spacious and includes high quality fittings.

On site all residents benefit from the Estate Manager and 24-hour staff for complete peace of mind. The Bistro Restaurant provides freshly prepared meals and the welcoming communal lounge hosts regular social events to get involved in. Have friends & family visiting - no problem, they can stay in the guest suite making the most of their stay. The landscaped gardens offer a peaceful and tranquil spot to enjoy with neighbours or guests.

With the Town Centre just a five minute bus ride away on the number 33 bus you can access all local amenities. There's plenty for everyone including weekly markets and twice monthly farmers markets.

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.

Annual Service Charge £9,356.18 for financial year ending 28/2/2026.

Lease Information - Lease Length: 999 years from Jan 2019

Ground Rent: £435 per annum

Ground rent review date: Jan 2034

Moving Made Easy & Additional Services

• Ultrafast Full Fibre Broadband available

• Mains water and electricity

• Electric room heating

• Mains drainage

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 992

Annual Ground Rent Amount: £435.00

Annual Service Charge Amount: £9,356.00

Price: Starting Bid £90,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

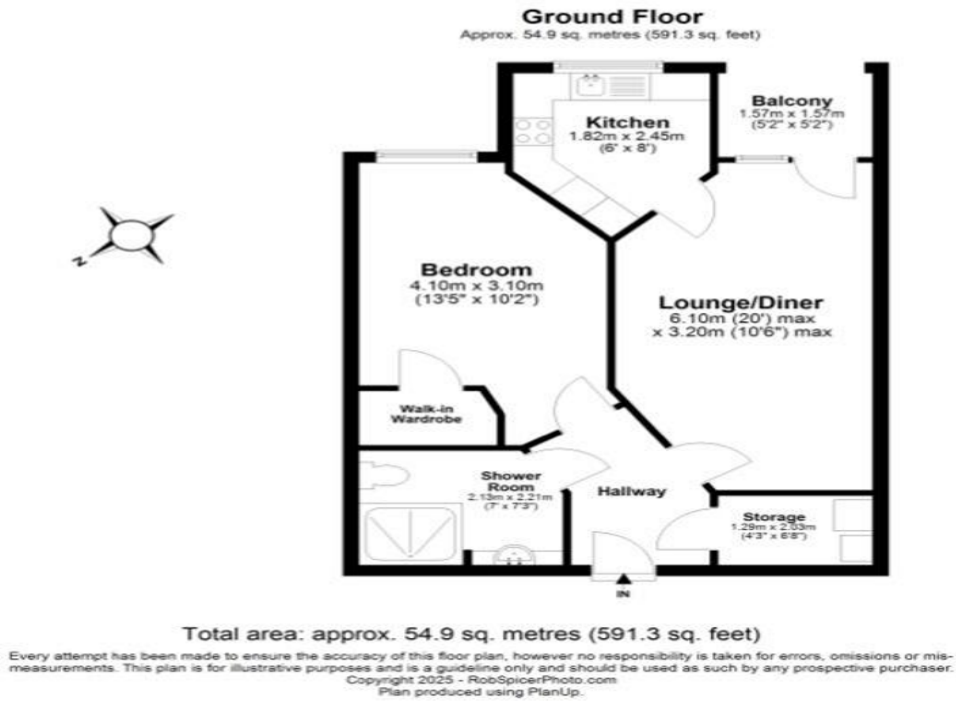
Water meter: No

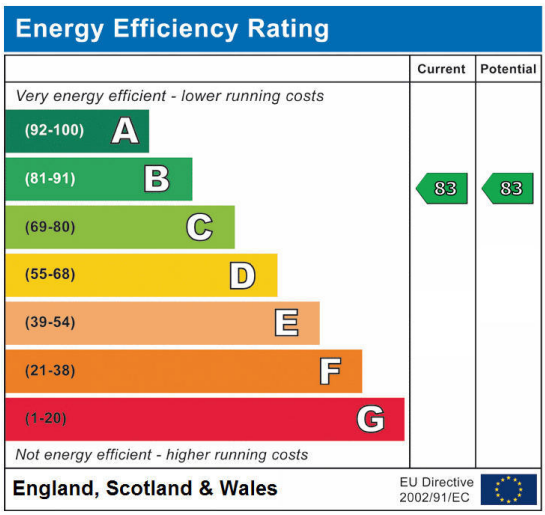
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





2 Trimbush Way, Market Harborough, Leicestershire, LE16 7YH

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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