



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band: B
Security Deposit: £2,653

Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

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 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. 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 purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

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PROTECTED



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57 Elizabeth Place

Trimbush Way, Market Harbourough, LE16 7YH

Very well presented ONE BEDROOM apartment located on the SECOND FLOOR of Elizabeth Place, McCarthy Stone Retirement Living Plus development in Market Harbourough. This spacious property features a lovely Juliet balcony off the living room, a WALK IN WARDROBE in the bedroom, and plenty of STORAGE SPACE. The apartment enjoys a BRIGHT AND AIRY FEEL as well as a FULLY FITTED KITCHEN and a contemporary shower room. Elizabeth Place offers EXCELLENT COMMUNAL FACILITIES including a Bistro style restaurant, landscaped gardens and Communal lounge where SOCIAL EVENTS take place. There is an Estate Manager running the development and staff 24 hours onsite. One hour domestic help is included and extra care packages are available if needed.

Property Features

- Juliet balcony off the living room
- Walk in wardrobe and storage room
- Close proximity to the lift
- Modern Kitchen with Built in appliances
- Estate Manager + 24-hour staffing
- Bistro Restaurant with fresh meals
- Communal Lounge and social events
- Landscaped gardens
- Guest Suite for visiting family & friends
- Bespoke extra care packages available

Rent from £2,300 pcm

(Includes service charge)

**Call us on 0800 8100 174
 to find out more.**

rentalenquiries@mccarthyandstone.co.uk
 mccarthyandstone.co.uk

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 Retirement living *your way*

57 Elizabeth Place, Trimbush Way, Market Harborough, LE16 7YH

About Elizabeth Place

Elizabeth Place is a Retirement Living Plus development in the desirable town of Market Harborough. The development features 58 one and two bedroom apartments exclusively available to the over 70s. Security is 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. At the Market Harborough complex, every resident has access to the entire facility, including the communal lounge, the landscaped gardens, the on site bistro/restaurant, car parking facilities, and the additional feature of the Guest Suite, available for visitors to stay overnight. With a sociable Communal lounge, every resident will be able to get to know their neighbours.

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.

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask the Estate Manager and it's done..." Helen, McCarthy Stone tenant

CARE & SUPPORT

The personal care services available at Elizabeth Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

CQC Rating: Good

Inspected: May 2022

Report: <https://www.cqc.org.uk/location/1-9074894217>

SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Elizabeth Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Elizabeth Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

LANDSCAPED GARDENS

One of the main social hubs of Elizabeth Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

About 57 Elizabeth Place

Apartment 57 at Elizabeth Place is North facing one bedroom property measuring 68 square metres and located on the second floor, right next to the lift which gives access to the ground floor where all the communal areas can be found. This property boasts a lovely Juliet balcony off the living room as well as ample natural light. Besides, the bedroom enjoys an ideal walk in wardrobe, while the living provides a spacious storage room. 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

1 bed | Rent from £2,300 pcm

switches. Door opening to an utility/storage cupboard housing a washer/drier. Further doors leading to living room, bedroom and wet room

Living Room

Spacious living room benefitting from a double glazed door leading 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, and a second door opening to a convenient storage room.

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.

Bedroom

A bright and spacious bedroom with a large double glazed window. 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.

Shower Room

Fully fitted wet room with a walk in shower, 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.

WHAT'S INCLUDED WITHIN YOUR RENT?

- Estate Manager who ensures the development runs smoothly
 - CQC Registered care staff on-site 24/7 for your peace of mind
 - 1 hour cleaning / domestic assistance per week, per apartment
 - 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - The running costs of the onsite restaurant
 - Cleaning of communal areas daily
 - Cleaning of windows
 - Maintenance of the landscaped gardens and grounds
 - Repairs & maintenance to the interior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates
- The service charge does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).
- Removal Services that can help you declutter and move you into your new home

Additional Information & Services

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

