



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Print Works Caxton Street, Market Harborough, LE16 9FG

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“Step Onto The Ladder...”

...With this fantastic two bedroom ground floor apartment offering well presented accommodation, generous proportions and an off road parking space offered for sale with no chain, perfect for first time buyers, downsizers or investors!

Popular residential location within close walking distance of the Little Bowden Park, town centre, train station and other local amenities.

125 year lease from 2007 with a ground rent of approximately £250 per annum, a service charge of approximately £1076.41 per annum (paid bi-annually) and insurance of £56.56.

Entrance is gained into the inner hallway with access to the airing cupboard and all rooms.

Open plan kitchen/dining/living room offering a fantastic social space with its sought after layout and ample space for living and dining.

Modern kitchen comprising a range of high gloss eye and base level units, a roll top work surface with upstand and a stainless steel bowl sink with draining board. There is an integrated oven, a four ring hob and space for a fridge/freezer and washing machine.

The well-proportioned living/dining area is naturally light with a generous window to the front elevation and an attractive outlook of the established period street.

Two double bedrooms both in immaculate decorative order with the main bedroom boasting a fitted wardrobe with mirrored sliding doors.

Main bathroom featuring tiled flooring, a heated towel rail and a three piece suite. The three piece suite comprises a panel enclosed bath with shower over, a glass screen and attractive tiling, a pedestal wash hand basin and a low level WC.

Situated on an established period road, the property boasts a neat frontage with access to the secure main communal entrance featuring a intercom system and to the left is entrance into Flat 1.

To the rear of the property is an allocated parking space for the property, a wealth of established plantings and shrubbery and access to the refuse store.

Living/Dining Room - 5.41m x 4.06m (17'9" x 13'4") max

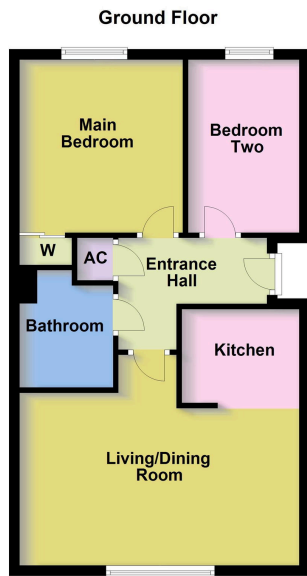
Kitchen - 2.34m x 1.8m (7'8" x 5'11")

Main Bedroom - 3.33m x 3.15m (10'11" x 10'4")

Bedroom Two - 3.23m x 2.13m (10'7" x 7'0")

Bathroom - 2.16m x 1.83m (7'1" x 6'0")





- Ground Floor Apartment
- NO CHAIN
- Open Plan Kitchen/Dining/Living Room
- Off Road Parking Space



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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