

Apartment 6, Park House
Park Drive,
Market Harborough
Leicestershire
LE16 7BS

£450,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to offer for sale this stunning two bedroom apartment located in Park House which was originally home to the esteemed local Symmington family. The property was converted into apartments and features an imposing façade leading to a spacious communal entrance hall, with immaculately presented Apartment 6 accessed to the right. The apartment provides a neutral scheme throughout and with the tall ceilings gives a superb sense of character and space.

The entrance leads into a hallway area to the fantastic open plan design of the ground floor. The sitting room area boasts a beautiful fireplace and further leads to an ample dining space. There is a seating area to the rear bay which also features French doors leading out the south facing private rear garden. The modern and contemporary kitchen has been partitioned from the other reception areas and includes fitted appliances and granite worktops. There is also a utility room and useful understairs storage cupboard.

Stairs rise to the first floor which provides the main bathroom and two double bedrooms.

The principal bedroom also benefits from a concealed ensuite shower room and access to a balcony which captures stunning views over the town and beyond.

Outside

Externally the property features two allocated parking spaces and a single garage. The landscaped rear garden has been designed with low maintenance in mind and can be found predominantly paved offering an ideal area for entertaining and offering a good degree of privacy.

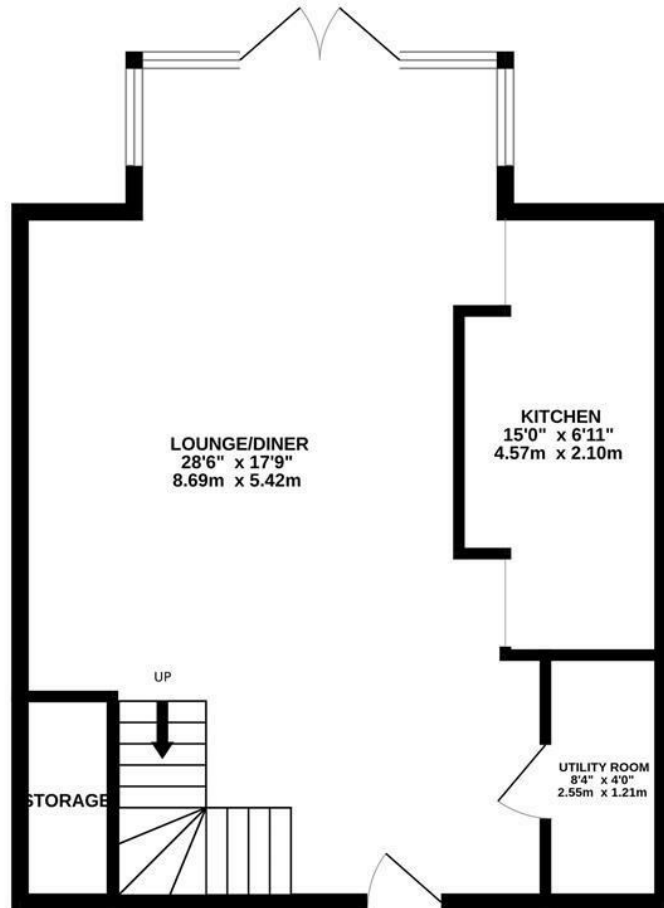
Location

Park House benefits from an elevated position on the north fringes of Market Harborough with easy access to the town centre, amenities and railway station providing a direct link to London St Pancras in under an hour.

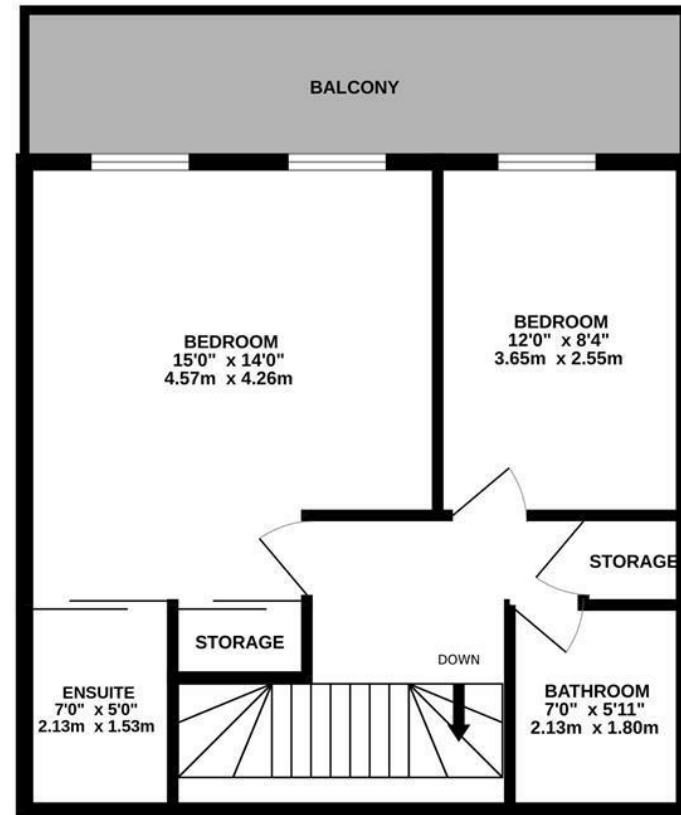
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Floor Plan

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Splendid reception area with feature open fireplace and French doors to the rear garden.



Modern contemporary kitchen with a number of built in appliances and granite worktops



Two double bedrooms with the master boasting a balcony with views across the town



Guest WC, principle bathroom and ensuite shower room to the master bedroom



Private rear garden landscaped with low maintenance in mind



Two allocated parking spaces and a single garage





SELLER'S SECRET

We have thoroughly loved living in this beautiful apartment and really enjoyed the location being so close to the town and all the town has to offer. We will miss it dearly but are sure the next owner will love it just as much as we have.



Why we like it....

This stunning apartment has so much to offer and rarely does this type of property become available with its own garden, two allocated parking spaces and a single garage. The location is just fantastic with so many amenities on your doorstep, it must be viewed to be fully appreciated.

To buy or not to buy....

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