



**St. Marys Road, Market Harborough, LE16 7GL**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
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PROFESSIONALS

# Property Description

A modern spacious one bedroom apartment within easy reach to the Mainline Train Station and town centre. The property is approached by a communal secure entrance. The accommodation comprises of an entrance hall/study area, open plan kitchen/lounge to include appliances, balcony off the lounge, one double bedroom and a bathroom with shower over bath. There is secure underground parking. EPC rated C. Council Tax Band B. Rent £750pcm. Deposit £865. Unfurnished. No Pets. Electric heating. Available beginning immediately on a fixed term six month contract with the option to renew.

## Important Tenancy Information:

- Holding deposit: 1 week's rent
- Full deposit: 5 weeks rent
- In-person viewing required before application is issued
- Holding deposit applied to first month's rent on successful referencing

## Non-refundable Criteria:

- False/misleading information provided
- Failure to complete/sign agreement within 14 days
- Failing Right to Rent Checks
- Withdrawal from process after application submission

Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.





## Key Features

- Apartment close to the train station
- Lounge
- Kitchen to include appliances
- Family bathroom
- One double bedroom
- Unfurnished
- Underground parking for one car
- EPC C. Council Tax B
- Rent £750pcm. Deposit £865
- Available immediately on a fixed term six month contract with the option to renew

**PCM**  
**£750 PCM**





EPC Rating - C

Tenure -

Council Tax Band - B

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough office on 01858 431315



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