



High Street, Market Harborough, LE16 8YN



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Property Description

A superb first floor 2 bedroomed luxury apartment located in the conservation area of the village and within an exclusive gated development of this former country hotel. The property offers well proportioned accommodation throughout with a grand portico with access leading through to the communal hallway. To the left of the hallway is a staircase that takes you up to the apartment, this in turn leads to the entrance hallway gives access to all of the principle rooms. The superb living kitchen boasts an extensive range of quality high gloss units complimented by a granite worksurface, integrated appliances include an electric double oven, hob with hood above and integrated fridge freezer. The lounge area is bright and spacious area with a window overlooking the grounds of the development. Both the principle and second bedroom boast modern en-suite shower rooms and at the far end of the hallway there is a utility area with a deep eaves storage area. This room also gives access down to the communal area and the private garden. Outside there are two allocated parking spaces, visitor bays and communal grounds and facilities and an internal storage area for residents.

The attractive village of Cottingham is located in the sought after Welland Valley area, and has public houses, primary school and fine parish church. The thriving town of Market Harborough offers more comprehensive shopping and supermarket facilities, schools, a theatre, leisure centre and mainline rail services to London St Pancras with its new Eurostar link. Other nearby centres include Corby, Kettering, Northampton, Uppingham and Oakham.

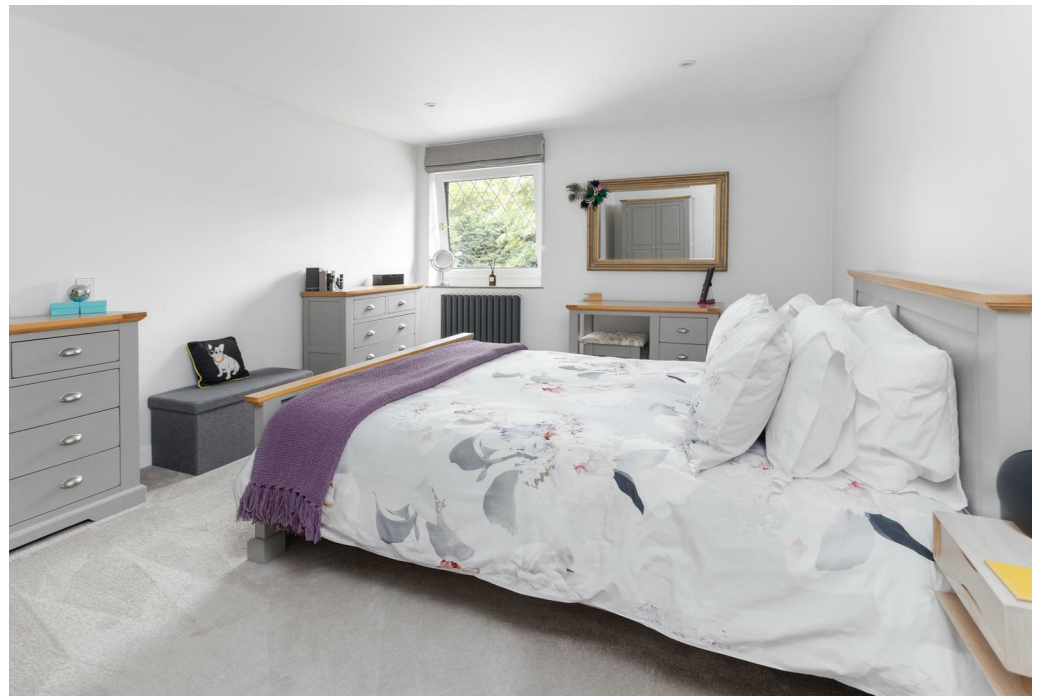


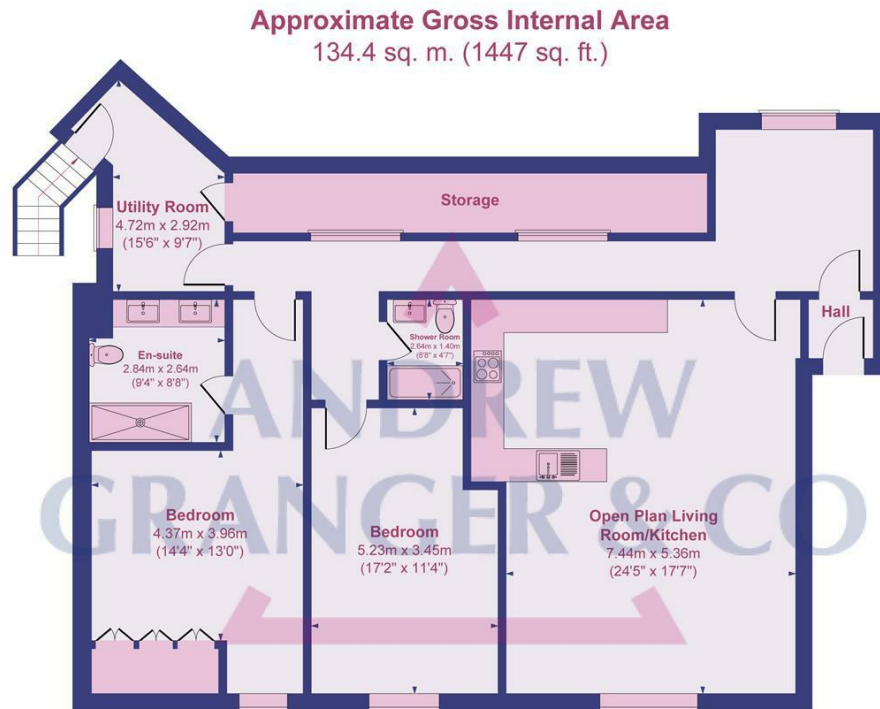


Key Features

- Superbly Appointed Luxury First Floor Apartment
- Modern Living kitchen Area With A Range of Built In Appliances
- Principle Bedroom With En-Suite Shower Room
- Guest Bedroom With En-Suite Shower Room
- Utility Area, Eaves Storage
- Private Garden & Communal Grounds
- Two Parking Spaces
- Conservation Area

Price Guide
£300,000





Floor Area 134.4 sq.m. (1447 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - B

Tenure - Leasehold

Council Tax Band - C

Local Authority
Corby

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



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