



Symington Way, Market Harborough, LE16 7XA

Property Description

Ideally located just a few minutes walk from the centre of town. The property has the provision of double glazed windows and gas central heating. The accommodation comprises of an entrance hallway, living room with direct access out to the rear patio area, a door leads though to the fitted kitchen which has a good range of base and wall units with a free standing electric oven with induction hob, and a view over the rear garden. There are two bedrooms, bedroom one boasts fitted wardrobes which provides hanging and storage space, and a window to the front elevation. The shower room has been re-fitted with a modern suite comprising of a shower unit, w/c, wash hand basin and mirrored cupboard. There is a private south-facing patio area accessed directly off the living room, this in turn leads to the communal grounds which are well maintained by the management company.

The purpose built complex is warden assisted and has a meeting room, lounge and kitchenette with storage amenities. The property is leasehold and has a reasonably priced monthly service charge for maintenance of the communal areas, building insurance, boiler servicing, window cleaning and careline.

The property lies only a short walk from Market Harborough's town centre which enjoys an excellent range of shopping and supermarket facilities, restaurants, theatre, council offices and library and fine Church. Market Harborough enjoys an excellent communication network with access to the M1, M6, M69 motorways, A14 and mainline railway station with daily services to London St. Pancras.





Key Features

- Over 55's Retirement Development
- Walking Distance of Town Centre
- Entrance Hall
- Sitting Room with Direct Access to the Rear Garden
- Fitted Kitchen with Base & Wall Units and a Freestanding Electric Oven
- Two Bedrooms
- Modern Bathroom Suite
- Communal Grounds
- On Site Warden
- No Upward Chain

£230,000



**Approximate Gross Internal Area
51.2 sq. m. (551 sq. ft.)**



Floor area 51.2 sq.m. (551 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@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Leasehold

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



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