



St. Marys Road, Market Harborough, LE16 7GR

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY**
KNIGHT

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Property Description

A modern second floor apartment with balcony, which is ideally located within walking distance of the town centre and the mainline railway station to London St Pancras.

The accommodation comprises of a communal entrance hall, which in turn leads to the open plan kitchen/living/dining room, the kitchen area boasts a range of base and wall units with integrated electric oven, hob, washing machine, dishwasher and small fridge freezer. The living/dining area offers good space for relaxing and has a single door with a "Juliet " rail overlooking the rear elevation.

The bedroom boasts access to the balcony, which looks over the communal garden and the bathroom is fitted with a modern white suite, comprising of a panelled bath with screen and shower over, w/c and wash hand basin.

Outside there is allocated underground parking, and communal gardens for residents to enjoy.

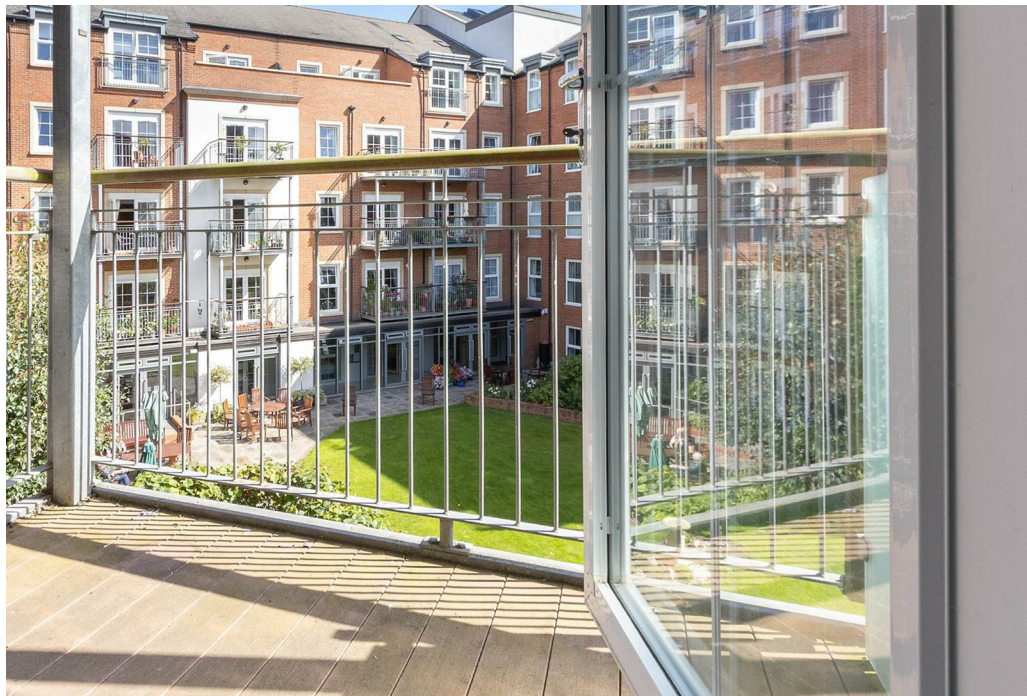




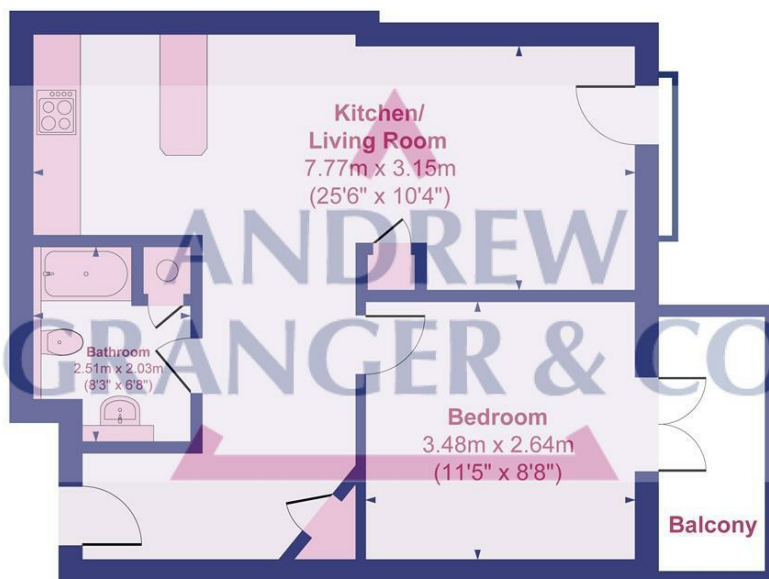
Key Features

- Ideal First Time Buy/Investment Opportunity
- Central Location
- Entrance Hallway
- Kitchen with Built in Appliances
- Living Dining Area
- Bedroom With Balcony
- Modern Bathroom
- Allocated Secure Parking
- Communal Gardens
- No Upward Chain

**Offers Over
£140,000**

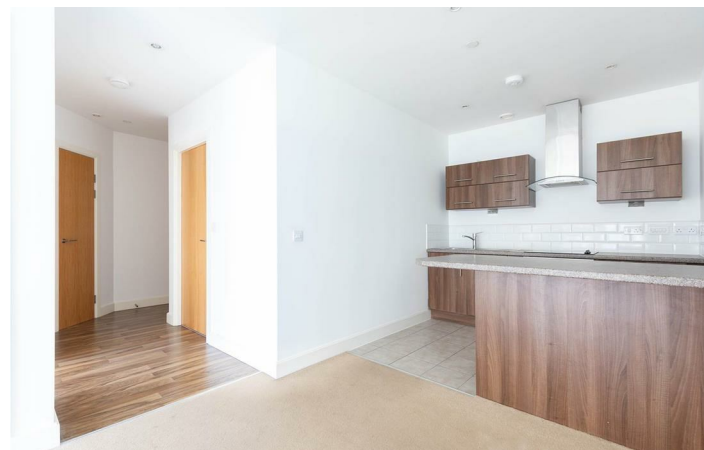


**Approximate Gross Internal Area
50.8 sq. m. (547 sq. ft.)
(Excluding Balcony)**



Floor area 50.8 sq.m. (547 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 - 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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on 01858 431315

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