



Connells

Middlebrook Green
Market Harborough

Middlebrook Green Market Harborough LE16 7DW

for sale offers in excess of
£170,000



Property Description

This spacious two bedroom penthouse apartment, located on the third floor of the building, is offered to the market with no onward chain. The apartment for the benefits from an allocated parking space within the car park and to the rear gives views over the green.

The Lease term: Approximate 133 years

Service Charges: £75 pcm

Ground Rent: £150 per annum

Communal Entrance

Apartment is accessed from the communal entrance through the front door where you arrive in a spacious entrance hall. With intercom system and staircase to the top floor.

Hallway

Entered via hardwood door the entrance hall gives access to all accommodation along with a useful storage cupboard which houses the apartment hot water cylinder.

Lounge/Dining Room

12' 7" x 12' 3" (3.84m x 3.73m)

Generously sized lounge/dining room which opens through to the kitchen. Double glazed window to front, aerial point, telephone socket and two storage heaters.

Kitchen

7' 11" x 7' 1" (2.41m x 2.16m)

The kitchen comprises of a range of base and eye level units with a complimentary worktop over. There is a fitted electric oven and grill, with a four ring electric hob and extractor fan over. Further to this there is space for a washing machine, slimline dishwasher and fridge freezer.

Bedroom One

12' 8" x 9' 5" (3.86m x 2.87m)

Generously sized master double bedroom that benefits from having an en-suite shower room. Double glazed window to rear and radiator.

En-Suite

The en-suite shower room comprises of a low level flush WC, a pedestal wash hand basin with vanity unit under, walk in shower cubicle, shaver point and extractor fan. Within the en-suite there is tiling to all splashback areas.

Bedroom Two

9' 1" x 6' 6" (2.77m x 1.98m)

Bedroom number two is considered a large single bedroom. Double glazed window to rear and radiator.

Bathroom

The family bathroom has a suite that comprises of a low-level flush WC, a pedestal wash handbasin with vanity unit under and a

panelled bath with mixer shower attachment. Within the family bathroom there is tiling to all splashback in areas.

Outside

Allocated parking space and visitor parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
 Band: A

Service Charge: 900.00 Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKH307641

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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