



Connells

Eden Court Adam & Eve Street
MARKET HARBOROUGH

Eden Court Adam & Eve Street MARKET HARBOROUGH LE16 7LT

for sale
£190,000



Property Description

Town Centre Convenience!

An opportunity to purchase this centrally located two bedroom duplex apartment not only offers a convenient location, but would make a fantastic buy to let investment or first time purchase!

Lease term: 85 years and service charges £100 pcm.

Duplex Apartment located on Adam and Eve Street, the apartment is neatly tucked away down a shared walkway, set back from the road. The apartment benefits from the local amenities all being within a stone's throw offering a sought after and convenient location.

Eden Court is ideally located on Adam and Eve Street, just a short walk from the vibrant Market Harborough town centre, which offers a range of shops, cafes, restaurants and leisure facilities. The property is also within easy reach of Market Harborough railway station, providing direct services to London St Pancras in under an hour.

Early viewing is recommended. Contact us today to arrange a viewing and avoid missing out on this excellent opportunity!

Entrance Hall

Step into a welcoming and well-maintained

entrance hall, offering a smart introduction to this first floor apartment with a security entry intercom system providing both safety and convenience.

Kitchen

10' 9" max x 10' 4" max (3.28m max x 3.15m max)

Fully fitted with wall and base units, double glazed window to the front, stainless steel single bowl sink drainer, rolled top work surfaces, part tiling, electric hob with electric oven and extractor cooker hood, plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, central heating boiler.

Lounge

14' 3" x 10' 10" (4.34m x 3.30m)

Double glazed patio doors leading to conservatory/balcony, fireplace with tiled surround and electric fire, radiator, tv point, telephone point and coving.

Internal Balcony/Conservatory

5' 7" x 14' 2" (1.70m x 4.32m)

A standard feature of this apartment is this charming internal balcony/conservatory space, accessed directly from the lounge, being of UPVC timber effect construction with timber flooring. This bright and airy spot offers a perfect place to enjoy natural light all year round.

First Floor Landing

Bedroom One

10' 10" x 12' 10" plus wardrobe (3.30m x 3.91m plus wardrobe)

A spacious and inviting double bedroom, designed to offer comfort and tranquillity. Double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Two

7' 10" x 12' 1" (2.39m x 3.68m)

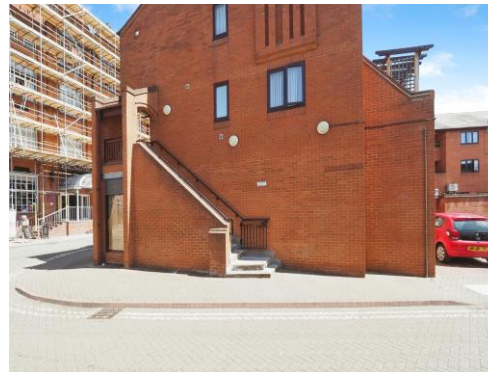
A bright and versatile room, ideal for a guest room or home office and having a double glazed window to the front.

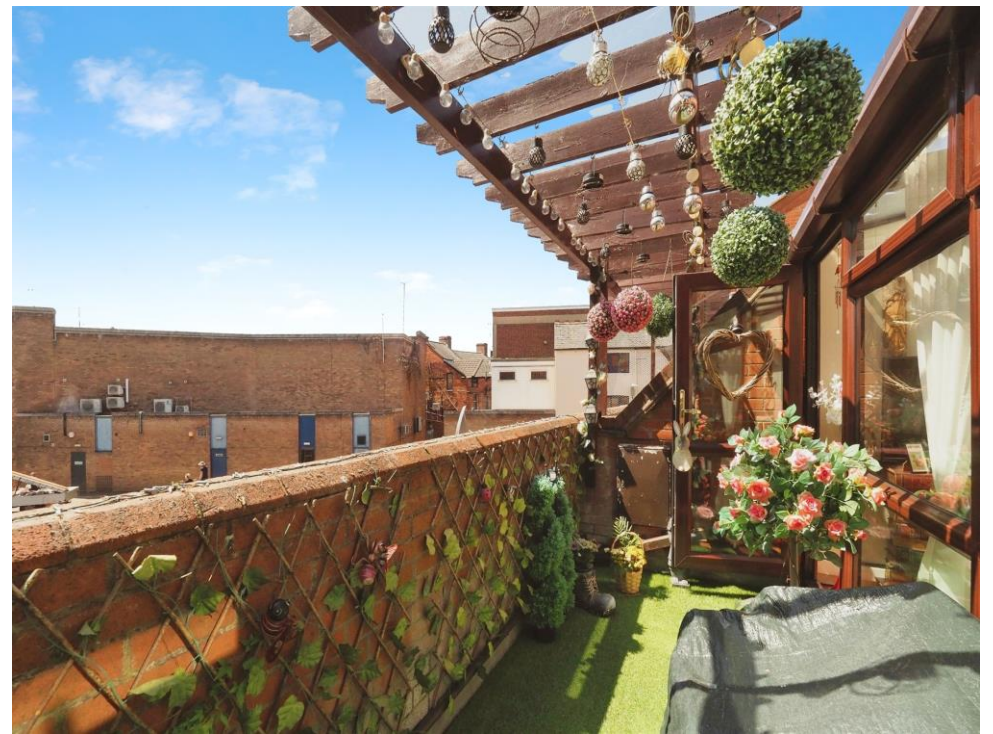
Bathroom

Double glazed window to the front, bath with electric shower over and screen, wash hand basin, low level flush w.c. part tiling, radiator, ceramic tiled flooring and built in storage with shelving.

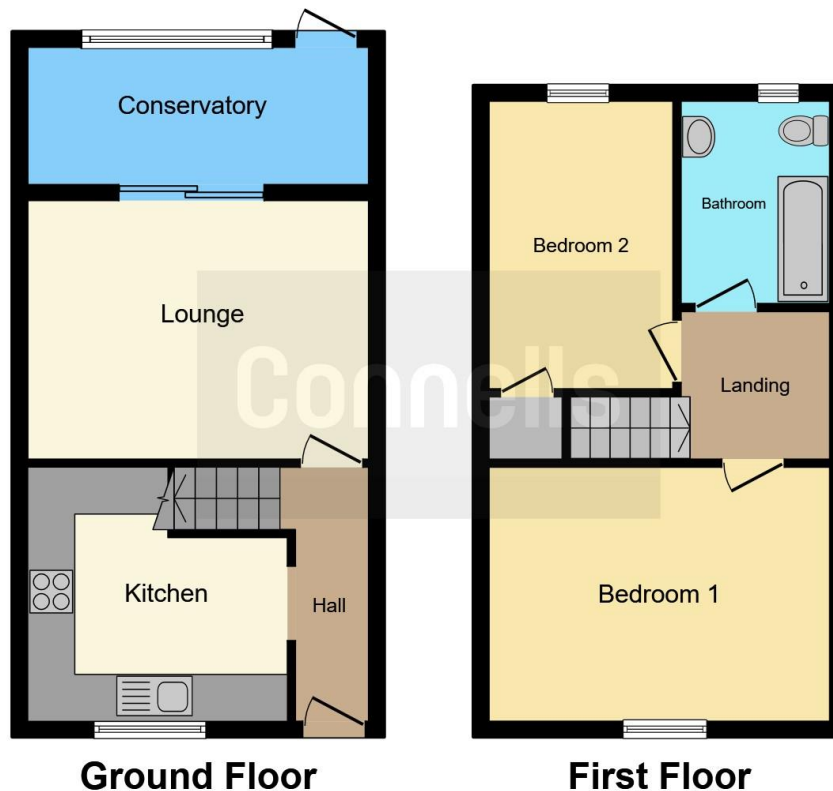
Outside

To the front of the building, there is allocated parking for one vehicle, providing convenient and secure access to residents. The development is accessed via a private driveway and benefits from a secure entry system, giving added peace of mind. Surrounding the building are neatly kept communal gardens and pathways, adding greenery and a sense of calm to the location.









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: D Council Tax
 Band: A

Service Charge: 20.00 Ground Rent:
 80.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKH308020

This is a Leasehold property with details as follows; Term of Lease 85 years from 20 Jul 2025. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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