

34 Swift House

ST. MARYS ROAD, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7GL

JAMES
SELLICKS



GUIDE PRICE: £220,000

Modern luxury living awaits in this spacious duplex apartment. Situated on the fourth floor with lift access and within walking distance of the railway station and town centre, this apartment offers over 1,000 ft² of accommodation with high specification finishes to include Villeroy & Boch sanitary ware and Baumatic integrated appliances.

Duplex apartment • Over 1,000 ft² • Open plan living • Balcony • Double bedroom • Ensuite bathroom with separate shower cubicle • Guest cloakroom • Study • Allocated parking space in secure underground car park • Walking distance to rail station & town centre •

Accommodation

The apartment is situated on the fourth floor, with access via a secure communal entrance hall, lift or stairwell. Entering the apartment, you step into a hall with a built-in storage cupboard immediately to your left. A wide staircase rises to the first floor, while to your right is the guest cloakroom fitted with a contemporary Villeroy & Boch white suite comprising a WC and wash hand basin.

Ahead is the heart of this home, the open plan living dining kitchen. This space is filled with an abundance of natural light through two windows and two French doors, that lead out on to the balcony, which enjoys a southerly aspect. There is enough room for a good-sized sitting area, with space for dining and sociable, and an open flow into the kitchen area. Here, you will find an extensive range of fitted wall and base units with work surfaces over. Baumatic integrated appliances include a dishwasher, microwave, double oven, induction hob with extractor hood over. There is also an American style Samsung fridge/freezer.

Upstairs a good-sized landing offers space for a reading area or shelving, and leads round to the study which with the skylight providing natural light, is the perfect spot to work from home in. The bedroom is of a generous size, spanning over 20 ft in width, and benefits from ample fitted wardrobes and two sets of matching chests of drawers, providing plenty of storage space. The bathroom, which features Jack and Jill access from both the bedroom and landing, features a four-piece Villeroy & Boch suite comprising bath, separate shower cubicle, WC, wash hand basin and a cupboard housing the Miele washing machine.

Outside

There is your own southerly facing balcony that overlooks the river Welland and countryside beyond. There are also communal gardens which residents can enjoy, that can be accessed from the secure communal hall downstairs. The lifts provide access down to the basement/underground car park where you will find your own designated parking bay and a storage cage/shed.

Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough train station provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is situated in some of the county's most attractive countryside.

Special Note

Swift House is not part of the neighbouring retirement complex.

Satnav Information

The property's postcode is LE16 7GL.





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Important Notice

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



**34, Swift House, St. Marys Road,
 Market Harborough, Leicestershire, LE16 7GL**
 Total Approx Gross Internal Floor Area = 93.3 Sq. M – 1004 Sq. Ft
 Measurements are approximate. Not to scale.
 For illustrative purposes only.



Tenure: Leasehold

Lease Term: 150 years from & including 7th December 2009

Years remaining: 135 years (as at 2024)

Service Charge: £2,353 per annum (as at 2024).

Ground Rent: £407.18 per annum (as at 2024). Reviewed every 10 years from 1st November 2019

Buildings Insurance: Billed separately (Sept 2023 the charge was £528.59)

Management Company: Welland Quarter Management Company Ltd

Allocated Parking: One allocated parking space & a storage cage

Pets: Prior written consent from the Manager is required

Local Authority: Harborough District Council **Tax Band:** B

Listed Status: Not Listed **Conservation Area:** No

Tree Preservation Orders: None

Services: The property is offered to the market with electric heating.

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Lease contains covenants

Flooding issues in the last 5 years: None

Accessibility: Fourth floor dwelling. Steps up to the front door & lift to all levels of the building

Cladding: None. No EWS1 form required

Planning issues: None which our client is aware of

Coastal erosion: None

Coal mining in the local area: None

