



1 THE JUNCTION | ST. MARY ROAD, MARKET HARBOROUGH. LE16 7DT





## FLAT 1 THE JUNCTION, ST. MARY ROAD, MARKET HARBOROUGH. LE16 7DT

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An opportunity to purchase a unique leasehold three bedroom duplex apartment in this excellent location, lying within walking distance of the mainline train station and Market Harborough town centre. The property is one of only four apartments and boasts double height living space, entrance hall, two bedrooms to the first floor, fully fitted living kitchen with Juliet balcony, one bathroom with master suite to include en-suite shower room on the second floor. The property has one allocated parking space.

### ENTRANCE HALL

Stairs leading to upper floor, all principal accommodation off, intercom system with colour visuals.

### BATHROOM

Panelled bath with wall mounted shower fittings over and glazed screen, tiled surround, pedestal wash hand basin, low flush, push button w.c.

### BEDROOM TWO

Window to front elevation, built in spacious cupboard with ample hanging space.

### BEDROOM THREE

Window to front elevation.

### OPEN PLAN LIVING

### KITCHEN AREA

Fully fitted kitchen to include good range of base and drawer units with preparation surface over, one and a half bowl stainless steel sink with mixer tap over and glazed over, inset single electric oven with five burner gas hob over, stainless steel splash guard and curved extractor above, integrated dishwasher, space for fridge / freezer, space for washing machine, further range of eye-level units.

### BEDROOM TWO

Window to rear elevation.

### BEDROOM THREE

Window to rear elevation, built in storage cupboard.

### LIVING

Juliet balcony to side elevation, windows to side and front elevations, double height vaulted ceiling with uplighting, spotlighting and feature pendant.

### SECOND FLOOR ACCOMMODATION

### MASTER SUITE

Velux windows to front elevation, two built in full height cupboards providing ample storage and hanging, Juliet balcony with glazed double doors overlooking the living area, door through to:

### EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings, pedestal wash hand basin, low flush w.c.

### OUTSIDE

To the rear of the property there is one allocated parking space for each property along with a visitor's space.

### FURTHER INFORMATION

### LEASE

150-year lease which commenced August 2009.

### SERVICE CHARGE

£ 2409.83 per annum.





### LOCATION

1 The Junction is located a short walk from Market Harborough mainline train station to a comprehensive commuting network mainline railway station London St Pancras International may be reached in approximately one hour.

The property lies in close proximity to all supermarkets and everyday shopping facilities.

The town of Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, leisure and educational facilities, a number of coffee houses, various banking

facilities, restaurants, and independent boutiques. Leisure facilities including a theatre, golf course, tennis and squash courts and cricket ground. A leisure centre just on the outskirts provides further facilities including gym and swimming pool.

### VIEWING INFORMATION

Strictly via appointment with Naylor's estate agents.

EPC B

Particulars prepared March 2024

Naylors Estate Agents

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**Make the move**

