

make the move



## 10 Shrubby Court

NORTHAMPTON ROAD  
MARKET HARBOROUGH. LE16 9HU

Guide Price:

£170,000

Shrubby Court is a unique, building of immense charm and character situated adjacent to the four storey Grade II listed Symington Terrace town houses, all of which form part of the Old Coffee Mills development in Market Harborough town centre and. Constructed to exacting standards.

This one bedroom leasehold property benefits from electronic gated allocated parking, alarm system, sealed unit double glazing, mains powered smoke detectors and under floor heating.

This property is offered chain free.

- Good location
- Close to train station
- One bedroom
- Open plan living
- Fully fitted kitchen
- Allocated parking
- Underfloor heating
- EPC = C

## LOCATION

The property lies in a central position within the historic town of Market Harborough. The town provides a wide range of amenities to include schooling, medical facilities, leisure, hotels, theatre, restaurants and public houses and a variety of retailers to include specialist shopping. The town benefits from excellent commuter links with easy access to the M1, M69 and A14 whilst a mainline railway service to London St Pancras International which can be reached in little over an hour.

## ACCOMMODATION

Accessed via a communal entrance, stairs leading to first floor.

### ENTRANCE

All accommodation off, full height glazed door with Juliet balcony.

## LIVING KITCHEN

### KITCHEN AREA

Range of white gloss base units with preparation surface over, one and a half bowl sink with mixer tap over, tiled splash back, Bosch single oven with halogen hob over, Bosch stainless steel canopy extractor above, integrated fridge freezer, integrated washer dryer.

## LIVING AREA

Glazed double doors with Juliet balcony, window to side elevation,

## BEDROOM

Window to side elevation, range of fitted wardrobes providing ample hanging and storage.

## BATHROOM

Porcelanosa tiled floor, complimentary part tiled walls, three piece suite comprising panelled bath with chrome shower over, glazed screen, push button, low flush w.c., pedestal wash hand basin, and obscure window, low voltage halogen lighting, shaver point, wall mounted chrome heated towel rail, extractor fan.

## OUTSIDE

The property has one allocated parking space and benefits from electronic gated entrance.

## FURTHER INFORMATION

The property has 132 years remaining on A 150-year lease.

Ground rent £150 per annum

Current management charge is £1,762 per annum.



12 The Square  
Market Harborough  
Leicestershire LE16 7PA  
Email: [sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

**01858 450020** [www.naylorsestateagents.com](http://www.naylorsestateagents.com)