

make the move



## 19 The Old Coffee Mills

MARKET HARBOROUGH  
LEICESTERSHIRE, LE16 8BL

Guide Price:

£179,950

The Old Coffee Mills is a building of immense charm and character situated adjacent to the four storey Grade II listed Symington Terrace.

These formed parts of the Old Coffee Mills development.

This two bedroom leasehold apartment.

The accommodation comprises: Entrance Hall into open plan living kitchen, two bedrooms and two bathrooms. The property has one allocated car parking space.

This property is currently tenanted and provides an excellent investment opportunity.

- Leasehold
- Two bedrooms
- Excellent location
- Open plan living
- Second floor apartment
- Fully fitted kitchen
- En-suite bedroom
- Electronic gated car park
- 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 approximately one hour.

## ACCOMMODATION

Accessed via communal entrance hall and stairs to first floor.

## ENTRANCE HALL

Accessed via Georgian style front door with brass hardware, intercom entry system, coved cornice to ceiling, door through to:

## OPEN PLAN LIVING / KITCHEN

### LIVING AREA

Coved cornice to ceiling, glazed double doors opening onto Juliet balcony.

### KITCHEN AREA

Range of grey gloss base and drawer units with preparation surface over, inset one and a half bowl stainless steel sink and drainer with mixer tap over, Bosch electric oven with four burner gas hob above, stainless steel splash guard and stainless steel extractor hood over, range of complimentary eye level units with under unit lighting, integrated washer / drier, integrated fridge freezer, integrated dishwasher.

## BATHROOM

Panelled bath with Porcelanosa tiling to surround, glazed screen, wall mounted shower fittings over, pedestal wash hand basin, low flush w.c., ceramic tiled floor.

## MASTER BEDROOM

Juliet balcony to side elevation, built in double wardrobe providing ample hanging and storage, coved cornice to ceiling, en-suite bathroom.

## BEDROOM ONE

Windows to side elevation, built in wardrobe, fire escape.

## OUTSIDE

To the outside the electronic gated car park provides one allocated parking space in respect of this property and full use of communal area.

Ground rent £150 pa (reviewed in Dec 2031)  
Service Charge £1,986.91 per annum (reviewed annually on 1<sup>st</sup> Jan)  
Lease 150 years from Jan 2006.

Particulars prepared August 2024



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