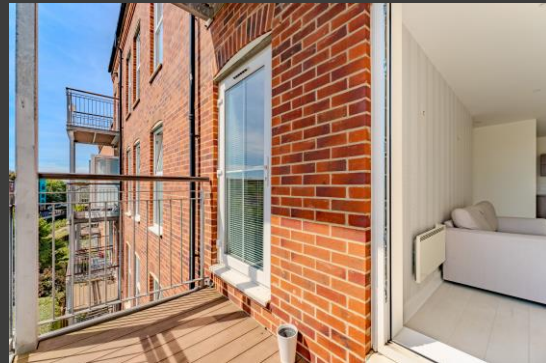




25 SWIFT HOUSE | MARKET HARBOROUGH



# 25 SWIFT HOUSE, ST MARY'S ROAD. MARKET HARBOROUGH. LE16 7GL

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An opportunity to purchase a one bedroom third floor apartment in this ideal location of Market Harborough. The property is situated within close proximity to the mainline train station and within walking distance to shops and the town.

## LOCATION

Swift House is located a short distance from Market Harborough mainline train station, which offers a comprehensive commuting mainline railway station. London St Pancras International may be reached in approximately one hour.

The property lies within walking distance 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.

## ACCOMMODATION

Accessed via a communal entrance lift to all floors.

## ENTRANCE HALL

Wall mounted intercom, storage cupboard.

## OPEN PLAN LIVING KITCHEN

### KITCHEN AREA

Range of contemporary base units with preparation surface over, inset single stainless steel sink and drainer with mixer tap over, single stainless steel electric oven with four ring hob over and stainless steel extractor canopy above, integrated dishwasher, tiled splash guard, range of complimentary eye level units, breakfast bar with preparation surface over.

## LIVING AREA

Window overlooking garden, fully glazed door opening out onto the balcony.

## BALCONY

South facing with views over Market Harborough.

## BEDROOM

Glazed door leading out onto the balcony, range of full height double wardrobe providing ample hanging and storage, spot lighting to ceiling

## BATHROOM

Three piece suite comprising bath with fixed glazed screen and wall mounted shower attachment, wall mounted wash hand basin, back to wall low flush w.c., with wall mounted flush, ceramic tiled floor, spot lighting to ceiling.

## OUTSIDE

gated entrance. there are also communal gardens which residents can enjoy, that can be accessed from the secure communal hall downstairs.

## PARKING

The lift provide access down to the basement/underground car park where there is provision for one allocated parking space.

## OTHER INFORMATION

the property is leasehold with a lease of 150 years from 2010 leaving just under 135 years remaining as of august 2024. the service charge is £1259.93 per annum, a ground rent of £339.32 per annum and buildings insurance of £527.99 per annum.



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**Make the move**

