

make the move



13 Blackfriars Place

MARKET HARBOROUGH
LE16 7BF

Offers in excess of
£200,000

A first floor two bedroom apartment.

Situated in this enviable position in Market Harborough town centre within an attractive development of highly specified apartments. The accommodation provides contemporary open plan living areas with fixtures and fittings to a high specification.

Finished to an excellent standard with integrated Miele and Bosch appliances in the fully fitted contemporary kitchen and Villeroy & Boch sanitary ware in luxurious bathrooms. Landscaped communal areas and allocated private parking.

- Superb Location
- High Specification
- Contemporary Kitchen
- Luxurious Bathrooms
- Miele Appliances
- Door Entry System
- Two Bedrooms
- EPC Band D
- No chain

LOCATION

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, educational facilities, a number of coffee houses, various banking, restaurants and independent boutiques. Leisure facilities include a theatre, golf course, tennis and squash courts and cricket ground. There is easy access to a comprehensive commuting network including the A6, A14, A1/M1 Link road, access to the M1, M69 and M6 motorways and mainline railway station with access to Nottingham and London St Pancras in little over one hour.

DETAILED ACCOMMODATION

ENTRANCE HALL

Spacious entrance hall with door entry system giving access to all accommodation. Low voltage halogen lighting to ceiling. Two large storage cupboards and access to loft.

LIVING AREA

Double French doors opening onto a non-structural Juliet balcony and a further two windows creating a light and airy living space. Wall lighting with dimmer control.

KITCHEN

Fully fitted contemporary range of base and drawer units with brushed steel door furniture and preparation surface over with return splash back. Inset stainless steel sink unit with quartz and resin constitute drainer, window to front elevation. Integrated appliances to include Bosch washing machine, fridge and freezer, Miele dishwasher, stainless steel Miele oven and complementary ceramic hob with glass heat deflector, stainless steel extractor hood with lighting, a range of eye level units to include contemporary glazed cupboards with brushed steel lighting beneath, low voltage halogen lighting to ceiling, ceramic tiled floor.

BEDROOM ONE

Window to front elevation, walk in fully fitted wardrobe with ample hanging, storage space. Television and telephone points.

EN- SUITE SHOWER ROOM

Fully porcelain tiled floor and walls to dado height. Villeroy & Boch suite comprising low flush w.c., pedestal wash hand basin, double shower enclosure with walled mounted Hansgrohe shower, heated towel rail, shaver point and extractor fan, low voltage halogen lighting to ceiling.

BEDROOM TWO

Window to rear elevation.

BATHROOM

Fitted with a Villeroy & Boch suite comprising low flush w.c., pedestal wash hand basin, bath with glazed screen, chrome Hansgrohe shower over, chrome heated towel rail, shaver point, fully tiled porcelain floor and walls to dado height, low voltage halogen lighting to ceiling, obscure glazed window.

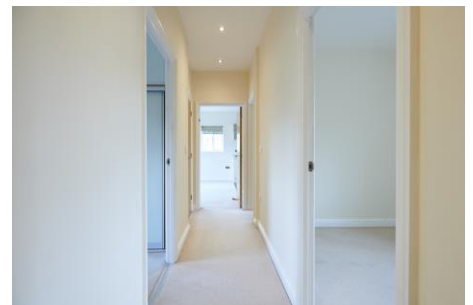
TENURE

The property is leasehold with 108 years remaining (125 years from 1st April 2007). Ground rent of £230 p.a. and a Service Charge of approx. £900 p.a.

FIXTURES AND FITTINGS

Oak veneer internal doors with walnut inlay and satin chrome ironmongery. Electric panel heating, BT/DAB/Sky to main living area.

Particulars prepared September 2024



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