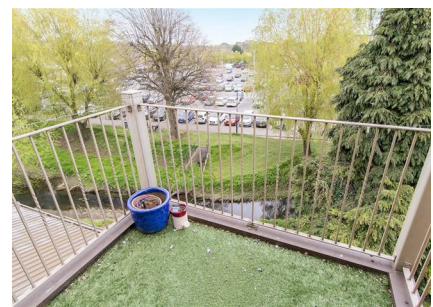


7, Holly House St. Marys Road, Market Harborough,



Offers Over £190,000

Centrally located, within easy walking distance of town centre and railway station, is this spacious modern penthouse apartment. The accommodation is gas centrally heated and double glazed, and briefly comprises: Hall, open plan lounge and fitted kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom. There is also a fully serviced lift, allocated off road parking and landscaped communal gardens overlooking the River Welland behind. NO UPWARD CHAIN.

Service without compromise

Hall



Door entry telephone security system. Access to loft space. Radiator. Built in storage cupboard. Doors to rooms.

Open Plan Kitchen/Living Room 20'0" x 10'6" (6.10m x 3.20m)



Range of wood effect fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob with extractor fan over. Stainless steel one and a half sink and drainer. Fitted fridge and freezer. Radiator. Inset ceiling down lighters. Radiator. Television point. Double glazed French doors opening out to a balcony with wrought iron railings overlooking the river behind.

(Kitchen Area Photo)



(Living Room Photo)



(Balcony Photo)



Bedroom One 13'4" x 12'6" (4.06m x 3.81m)



Double glazed French doors opening out to a wrought iron Juliet balcony to the front elevation. Radiator. Television point. Built in wardrobe. Door to:-

(Bedroom One Photo Two)



En-Suite Shower Room



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Extractor fan. Electric shaver point.

Bedroom Two 11'9" x 7'7" (3.58m x 2.31m)



Double glazed window to the rear aspect. Radiator. Television point. Built in wardrobe also housing gas fired combination central heating boiler.



Bathroom



Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Built in linen cupboard with space and plumbing for an automatic washing machine.

Outside



To the front of the property is a parking area with allocated parking for one car. There are communal landscaped gardens to the rear which border the River Welland behind.

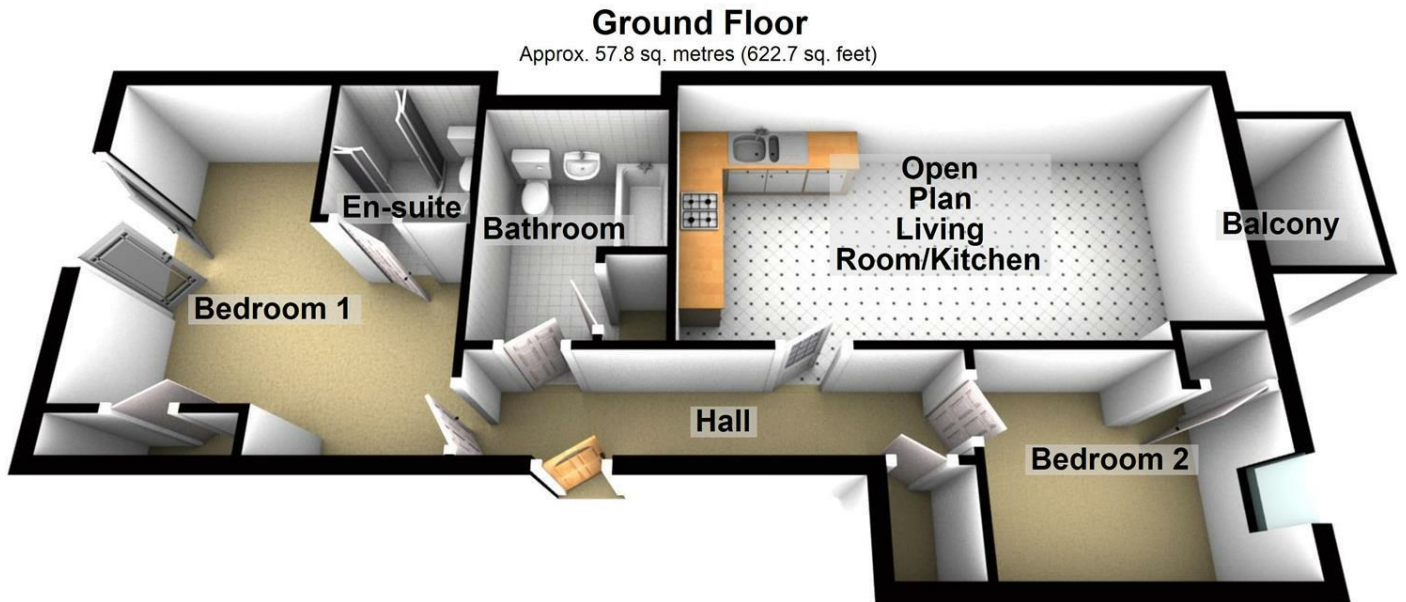
(Parking Area Photo)



Leasehold Details

This information has been provided by the vendor and is believed to be accurate and true. Lease from 01/01/2007 of 150 years with 134 years remaining. Ground Rent £150 pa. Service Charge circa £1,375 pa (TBC) clarity should be sought in full by solicitors during conveyancing.

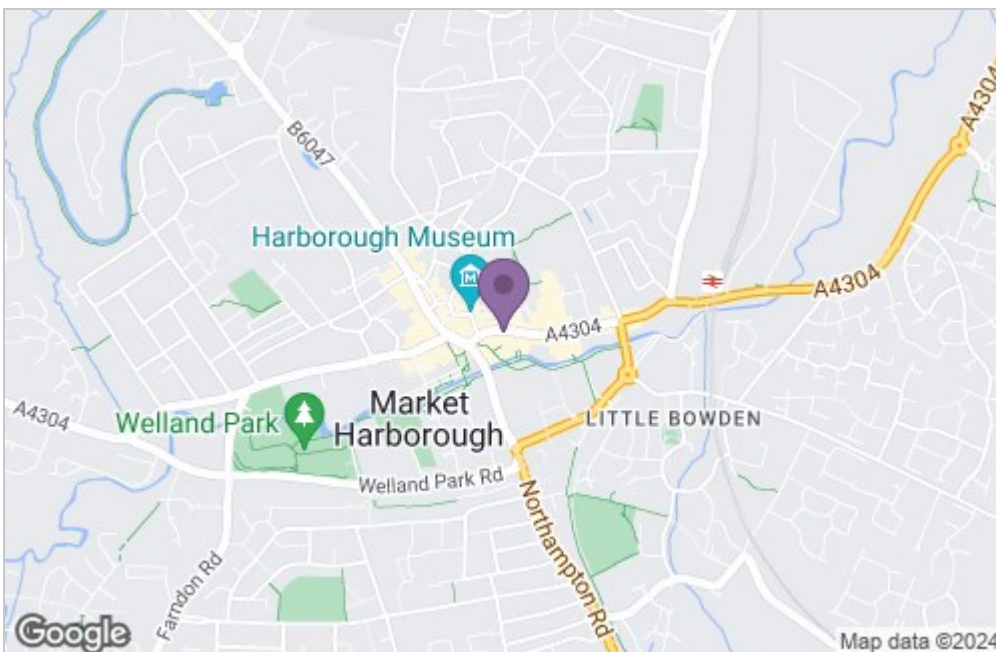
Floor Plan



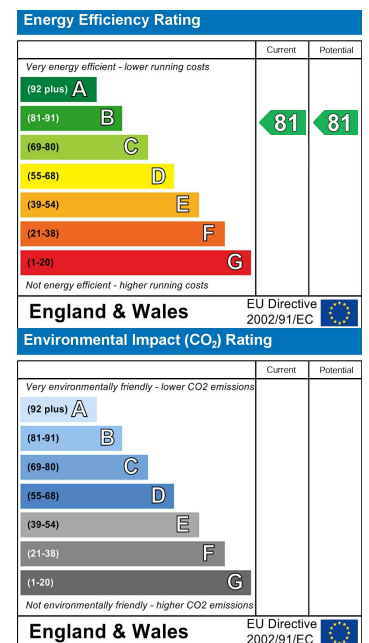
Total area: approx. 57.8 sq. metres (622.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise