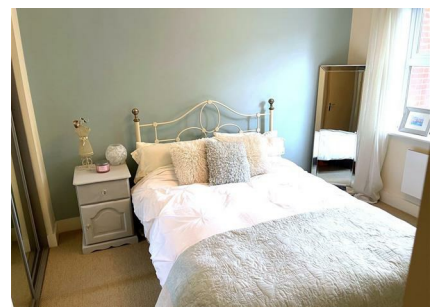
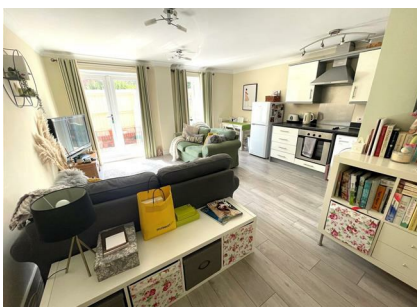


13 The Print Works, Market Harborough, LE16 9FG



£194,000

Welcome to this immaculately presented apartment located in The Print Works, Market Harborough. This property is an ideal choice for first-time buyers or investors looking for a lucrative opportunity.

Upon entering and through the entrance hall, you are greeted by the spacious and inviting living/dining/kitchen that offers ample space for relaxation and entertainment. The apartment also boasts two generously sized double bedrooms, perfect for creating your own personal sanctuary with a well-appointed jack and jill bathroom, ensuring convenience and comfort for residents and guests.

One of the superb highlights of this apartment is the South facing private courtyard garden offering a tranquil outdoor retreat, perfect for enjoying a morning coffee or basking in the afternoon sun with friends.

Don't miss out on the opportunity to own this delightful apartment in Market Harborough. With its prime location within walking distance of Market Harborough town centre, abundance of amenities and desirable features, this property is sure to capture the hearts of those seeking a comfortable and stylish living space.

Entrance Hall



Accessed via a double glazed front door. Doors off to: All rooms. Radiator.

Living/Dining/Kitchen 16'6 x 14'8 (5.03m x 4.47m)



This light, bright and airy space is of a generous size offering a flexible layout.

Lounge/Dining Area



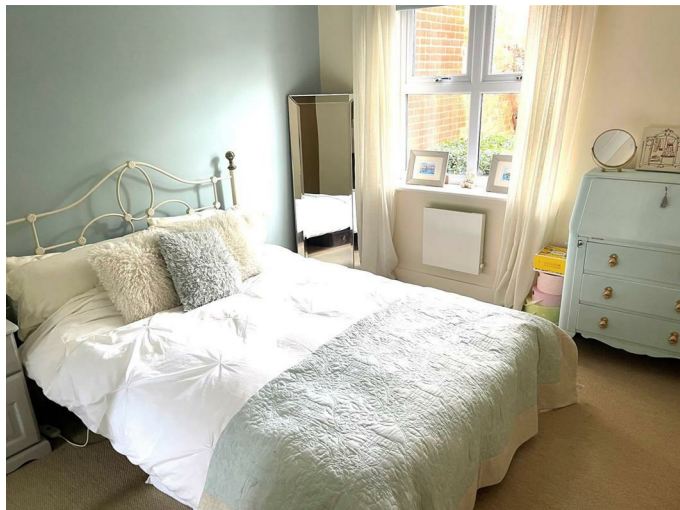
UPVC double glazed 'French' doors out to: Private garden. UPVC double glazed window to rear aspect. Laminate wooden flooring throughout. Electric wall mounted panel radiator. TV and telephone point.

Kitchen Area



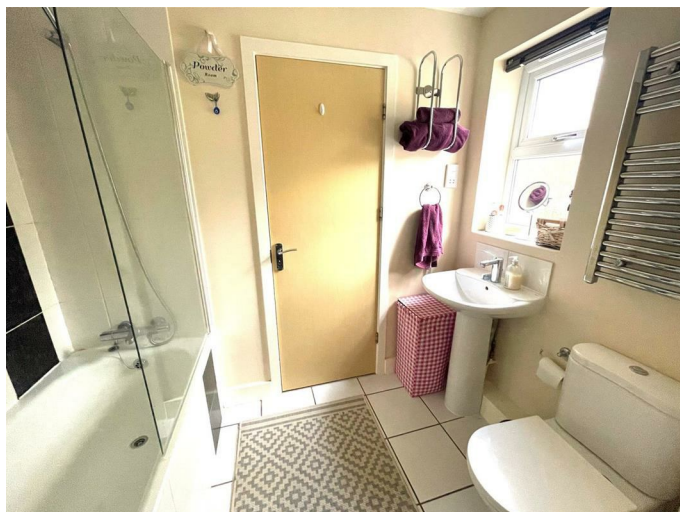
Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single fan assisted electric oven, electric hob, extractor, space for a freestanding fridge/freezer and a space with plumbing for a freestanding washing machine.

Bedroom One 11'0 x 9'0 (3.35m x 2.74m)



UPVC double glazed window to front aspect. Built-in wardrobe with mirrored sliding doors. Wall mounted electric panel radiator. Door to: Jack & Jill bathroom.

Jack & Jill Bathroom 7'0 x 5'0 (2.13m x 1.52m)



Comprising: Panelled bath with shower over, low level WC and wash hand basin. UPVC double glazed window to front aspect. Feature floor and wall tiling. Chrome heated towel rail. Extractor.

Bedroom Two 16'0 x 8'0 (4.88m x 2.44m)



UPVC double glazed window to rear aspect. Cupboard with clothes hanging rail and access to the hot water cylinder with further storage. Wall mounted electric panel radiator.

Outside & Parking

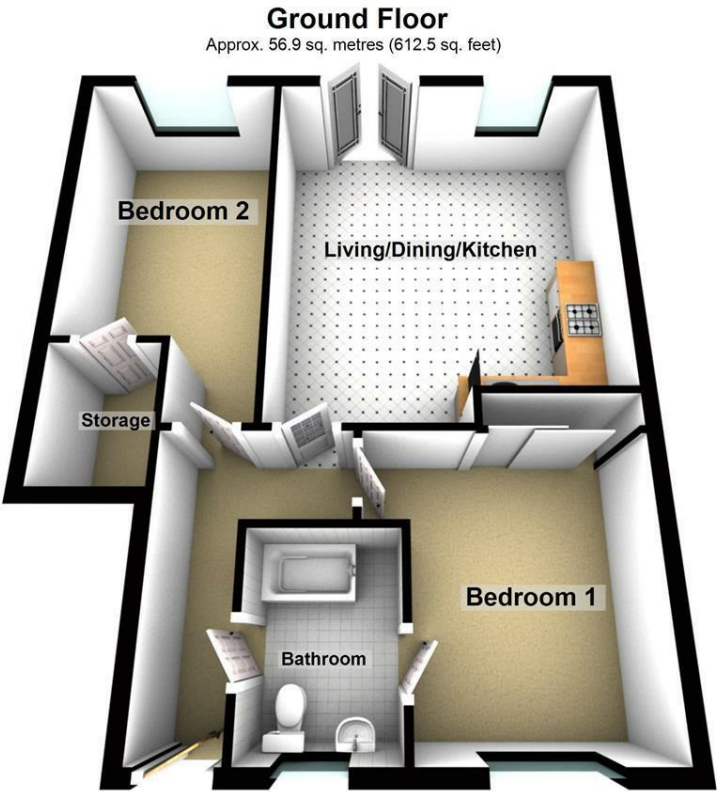


The property benefits from a pleasant position within walking distance of the town centre, shops, station and amenities. The Print Works development consist of a small amount of low rise apartments with a communal car park and planted areas. The apartment has its very own private South facing garden being laid to patio and a decked seating area. There is also an allocated parking space and multiple visitors spaces available.

Leasehold Details

The property is subject to a 125 years lease from 01/01/2006 with 106 years remaining. The ground rent is £314.66 (inclusive of £64.66 buildings insurance) per annum and a service charge of £471.16 per annum paid bi-annually.

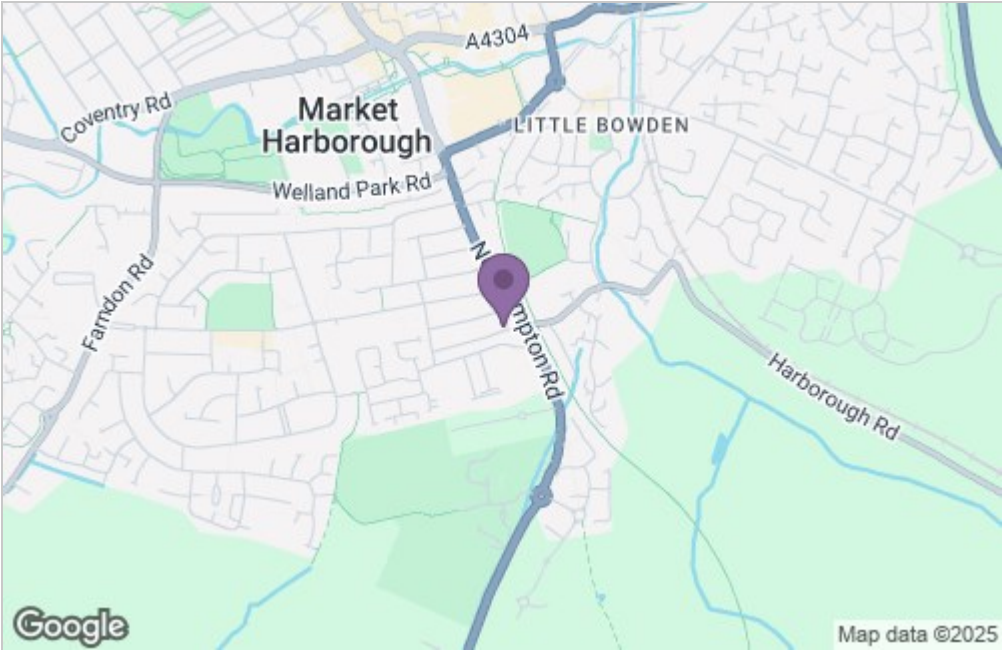
Floor Plan



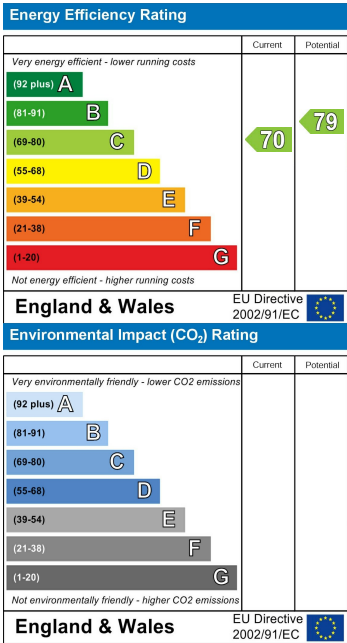
Total area: approx. 56.9 sq. metres (612.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise