

## 21 Middlebrook Green, Market Harborough, LE16



**£185,000**

Welcome to this charming two-bedroom flat located in the heart of Middlebrook Green, Market Harborough. This property boasts a generously sized layout with one reception room and two bathrooms, making it perfect for those seeking a comfortable living space. As you step inside, you'll be greeted by neutral décor that runs throughout the flat, providing a blank canvas for you to add your personal touch. The property is ideal for first-time buyers looking to step onto the property ladder or investors seeking a lucrative opportunity. Convenience is key with this flat, as it is situated close to the town and train station, offering easy access to local amenities, shops, and restaurants. Additionally, the allocated parking space ensures you'll never have to worry about finding a spot for your vehicle. Don't miss out on the chance to own this lovely flat in Middlebrook Green. Whether you're looking for a cozy home to settle down in or a smart investment opportunity, this property has it all.

*Service without compromise*

## Communal Entrance

Accessed via a secure entry door. Stairs to: First floor.

## Entrance Hall



Accessed via own private front door. Doors off to: Lounge, bedrooms and bathroom. Airing cupboard. Electric storage heater.

## Lounge/Diner 20'9 x 12'8 (6.32m x 3.86m)



UPVC double glazed window to front aspect. LED spotlights. TV and telephone point. Electric storage heater.

## Dining Area



Opening through to: Kitchen. Electric storage heater.

## Kitchen 7'11 x 7'0 (2.41m x 2.13m)



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 electric fan assisted oven, four ring electric hob, extractor, space and plumbing for a freestanding washing machine and a freestanding slimline dishwasher with a further space for a fridge/freezer. UPVC double glazed window to front aspect. LED spotlights. Vinyl flooring.



## Bedroom One 12'7 x 9'4 (3.84m x 2.84m)



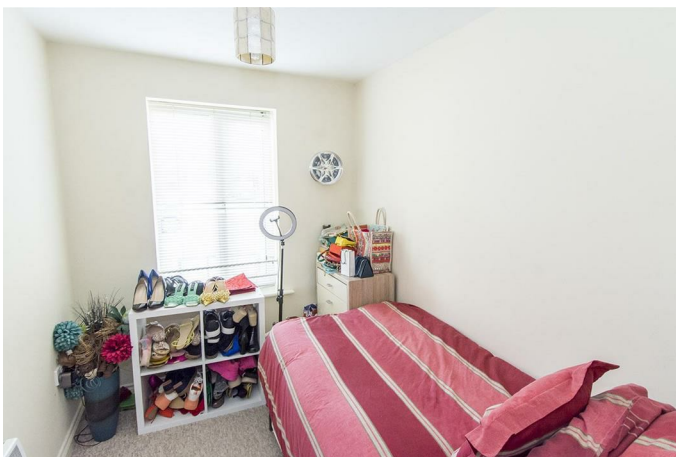
UPVC double glazed window to rear aspect. TV point. Electric wall mounted heater. Door to:

## En-Suite 6'6 x 4'9 (1.98m x 1.45m)



Comprising: Shower enclosure with wall tiling, low level WC and wash hand basin over a fitted vanity unit. LED spotlights. Electric wall mounted heater. Extractor. Shaver socket.

## Bedroom Two 9'0 x 6'7 (2.74m x 2.01m)



UPVC double glazed window to rear aspect. Electric wall mounted heater.

## Bathroom 6'0 x 5'11 (1.83m x 1.80m)



Comprising: Panelled bath with mixer tap and shower attachment, low level WC and wash hand basin over a fitted vanity unit. LED spotlights. Electric wall mounted heater. Extractor. Shaver socket.

## Outside

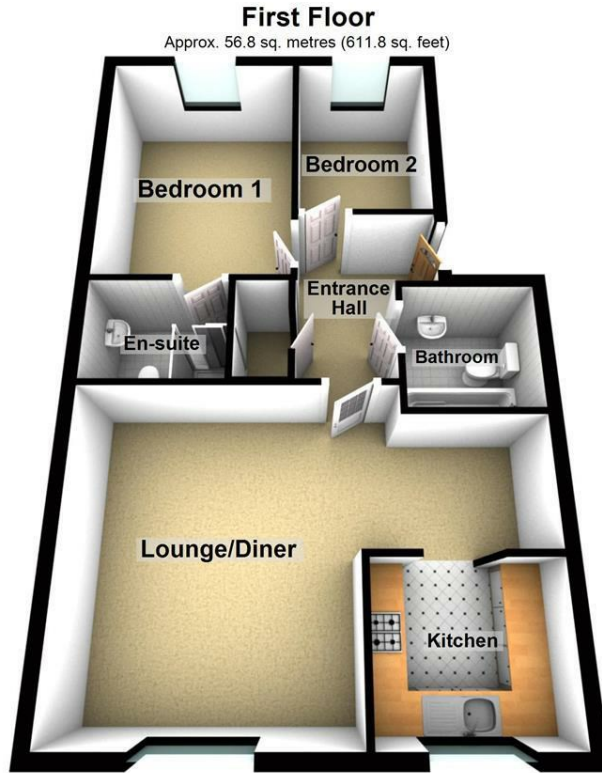


The property enjoys communal garden areas within a peaceful cul-de-sac setting and also benefits from one allocated parking space.

## Lease Details

The property is subject to a 155 year lease with 134 years remaining. A ground rent of £150 pa and a service charge of £690 pa.

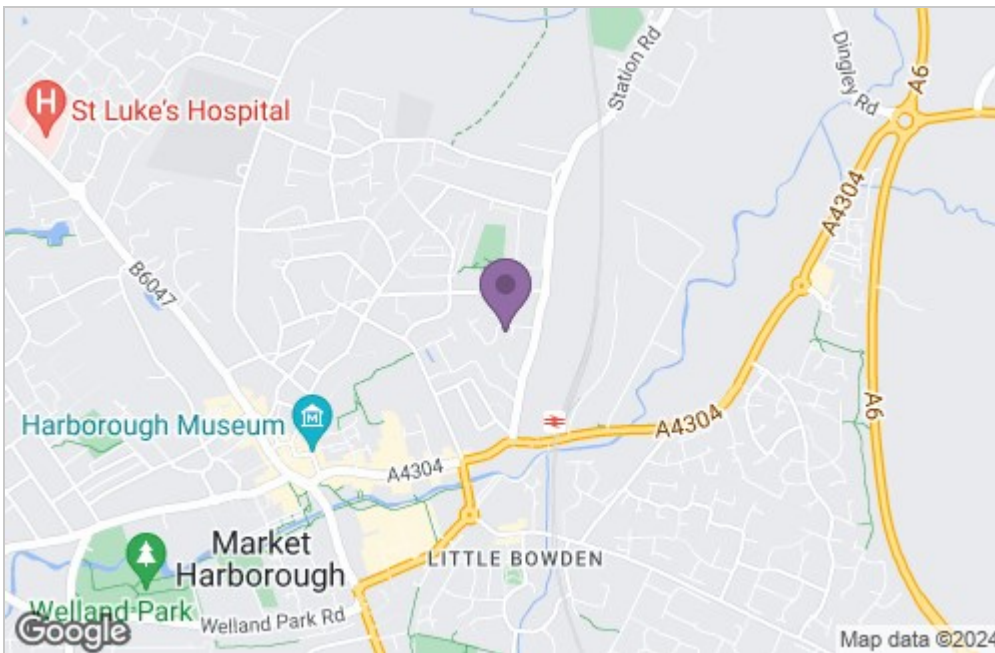
## Floor Plan



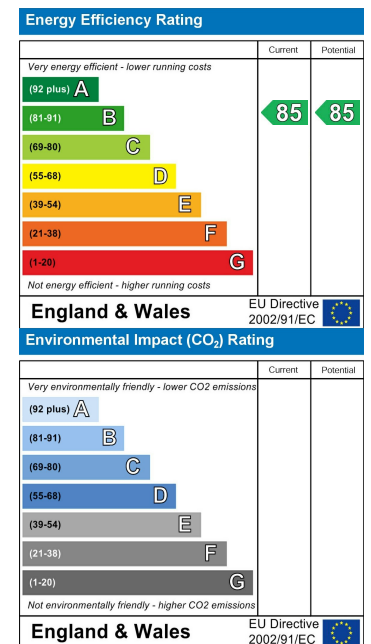
Total area: approx. 56.8 sq. metres (611.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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