

121 St. Marys Road, Market Harborough, LE16 7DT



Offers Over £210,000

Ideal for the first time buyer or 'Buy To Let' investor who requires easy accessibility to the train station and town centre this substantial duplex apartment is a rare find. The gas centrally heated and double glazed accommodation is offered in immaculate decorative order and briefly comprises: Spacious entrance hall, lounge/diner with high pitched ceiling and Juliet balcony, fitted kitchen with appliances, two large double bedrooms with fitted wardrobes and ensuite to the master, third bedroom/study with minstrels gallery overlooking the lounge, and family bathroom. There is also allocated parking.

The property is offered with immediate vacant possession and we would highly recommend an early internal inspection.

Entrance Hall 15'0" max x 8'6" max (4.57m max x 2.59m max)



Accessed via wood effect composite front door. Stairs rising to the first floor with under stairs storage space. Double doors to a utility/cloaks cupboard with plumbing for automatic washing machine. Radiator. Doors to lounge area, bedroom two and bathroom.

Lounge Area 15'4" x 13'5" (4.67m x 4.09m)



South facing double glazed window to the front aspect and double glazed French doors opening out to a Juliet balcony at the side. High pitched ceiling. Two wall lights. Two radiators. Television and telephone points. Opening to:-

Lounge (Photo 2)



Kitchen Area 8'11" x 6'6" (2.72m x 1.98m)



Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Fitted automatic dishwasher and upright fridge/freezer. Stainless steel one and a half sink and drainer.

Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two 13'0" x 9'9" (3.96m x 2.97m)



Double glazed window to the front aspect. Two built in double wardrobes. Radiator. Television point.

First Floor Landing

Doors to Bedroom One and Study/Bedroom Three.

Bedroom One 15'2" x 11'1" (4.62m x 3.38m)



Double glazed window to the front elevation. Built in double wardrobe. Radiator. Television and telephone point. Door to:-

En-Suite



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled flooring. Extractor fan.

Study/Bedroom Three 13'3" max x 8'6" max (4.04m max x 2.59m max)



Glass and wrought iron minstrels gallery overlooking the lounge below. Door to spacious airing cupboard housing gas fired central heating boiler and hot water cylinder. Radiator. Double glazed velux window. Telephone and television points.

Minstrels Gallery



Outside

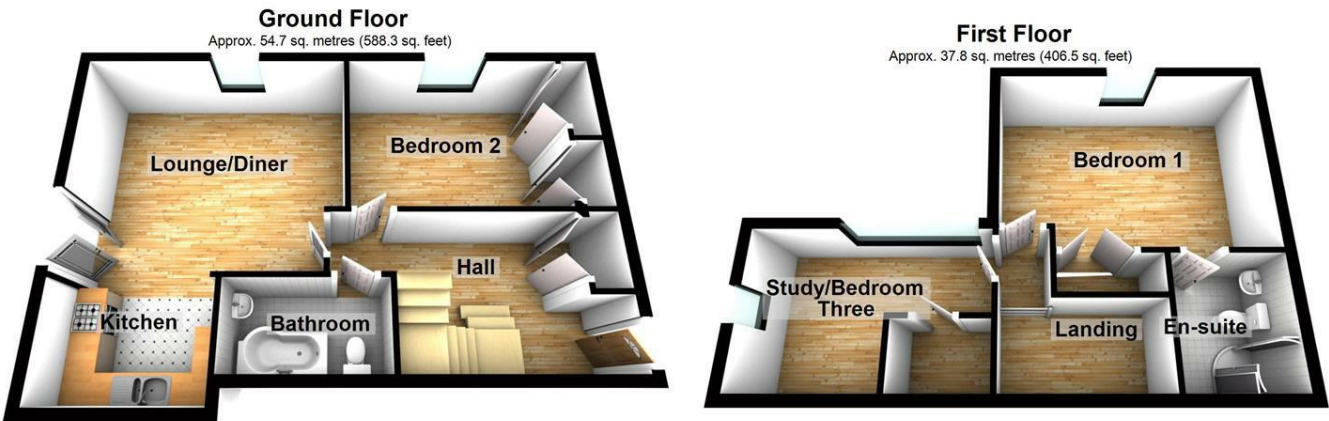


The flat is accessed from the rear of the building. There is an allocated parking space.

Lease and Service Charges

The property is being sold on a leasehold basis with approximately 135 years remaining on the lease. Annual service charges are approximately £2400 with annual ground rent at £150.

Floor Plan

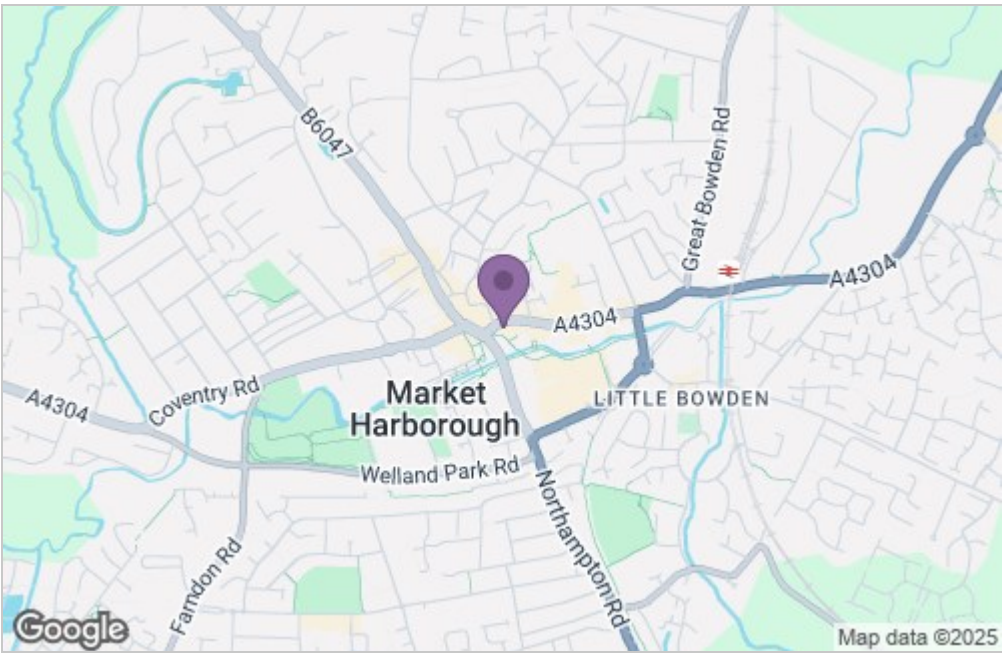


Total area: approx. 92.4 sq. metres (994.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

