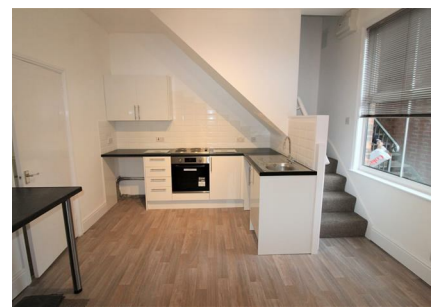


Flat 1 | 139 St. Marys Road, Market Harborough, LE16



£895 Per Month

Ideally located close to the railway station and town centre amenities is this substantial property which has recently undergone a complete refurbishment programme. The accommodation is gas centrally heated and double glazed, and briefly comprises: Entrance hall, lounge, fitted kitchen/diner, landing, two double bedrooms and shower room. There is also a parking area with allocated parking and drying area. The property is offered unfurnished and is available from early May. Sorry No Pets.

Service without compromise

Entrance Hall 6'0" x 5'5" to face of wardrobes (1.83m x 1.65m to face of wardrobes)

Accessed via new composite front door with fanlight window. Laminate flooring. Built in wardrobes/storage cupboards. Door to:-

Lounge 14'0" x 11'11" (4.27m x 3.63m)



Double glazed window to the front elevation. Television point. Telephone point. Radiator. Door to:-

Kitchen/Diner 14'0" x 11'11" (4.27m x 3.63m)



Newly fitted kitchen with a range of base and wall units. Laminated work surfaces and breakfast bar with complementary tiled splash backs. Fitted electric oven and four ring hob. Stainless steel sink and drainer. Space for automatic washing machine. Boiler cupboard housing wall mounted gas fired combination central heating boiler. Double glazed windows to the rear and side elevations. Stairs rising to the first floor.

First Floor Landing

Doors to bedrooms one and two. Access to loft space. Steps up to the shower room.

Bedroom One 14'0" x 11'11" (4.27m x 3.63m)



Double glazed window to the front elevation. Fitted double wardrobe. Radiator. Television point. Telephone point.

Bedroom Two 11'11" x 8'3" (3.63m x 2.51m)



Double glazed window to the rear elevation. Radiator.

Shower Room



Fitted shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Radiator. Extractor fan. Opaque double glazed window.

Outside

To the front of the property is a gravelled forecourt with low brick retaining wall and wrought iron gated pedestrian access. There is vehicular access at the side of the building leading to a large communal gravelled parking area with allocated off road parking. There is also a small drying area.

Additional Information

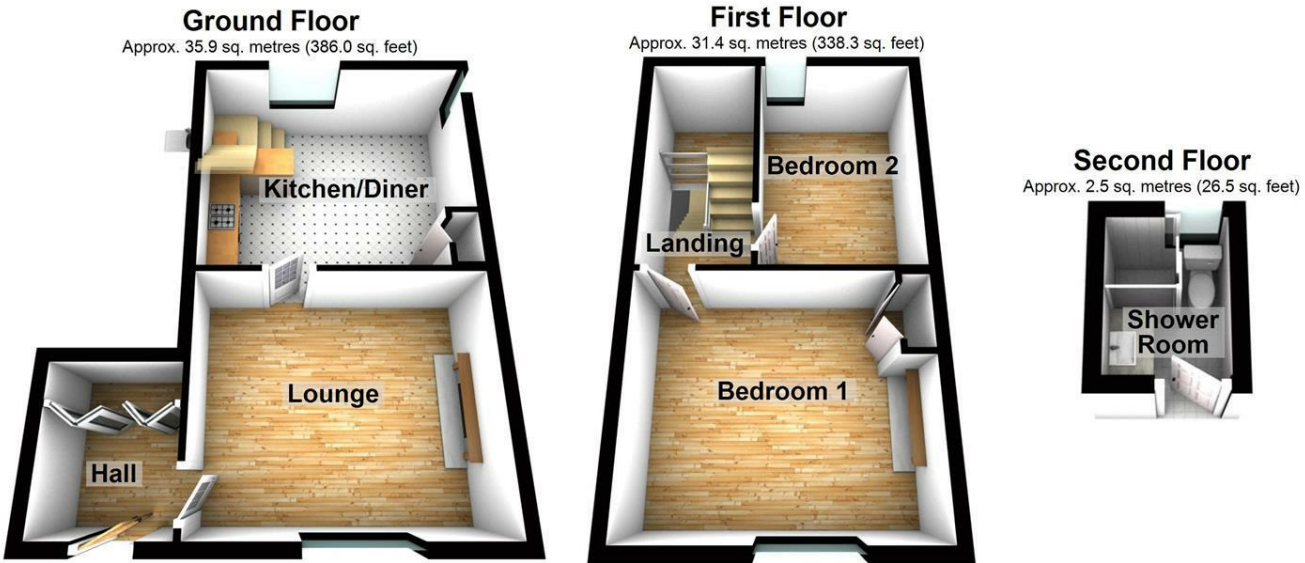
Council tax band A

Damage deposit £1032 based on monthly rent of £895pcm

Holding deposit based on £895pcm £206

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

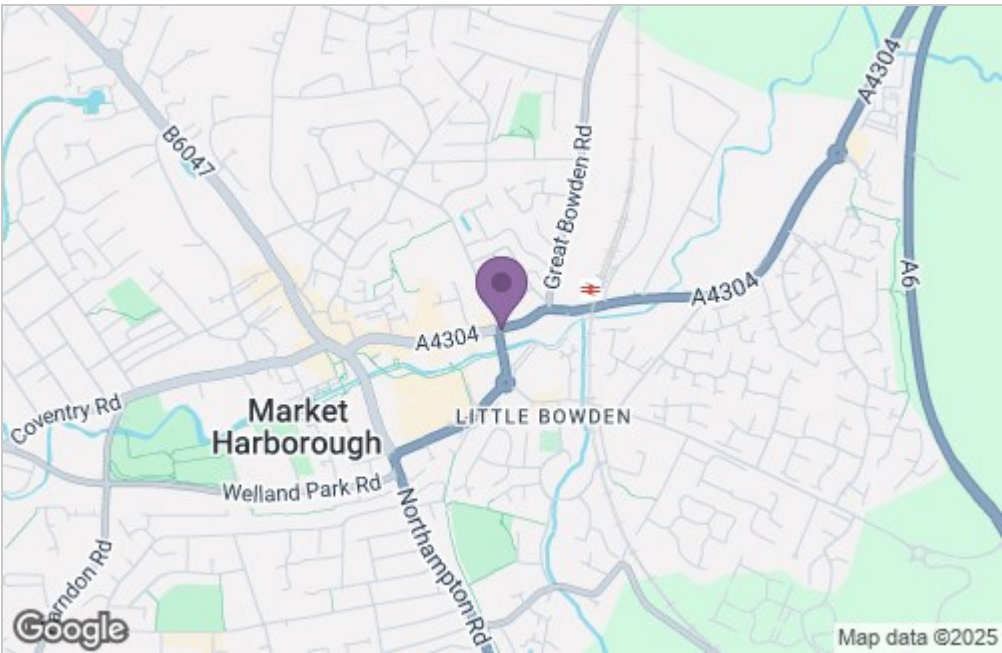
Floor Plan



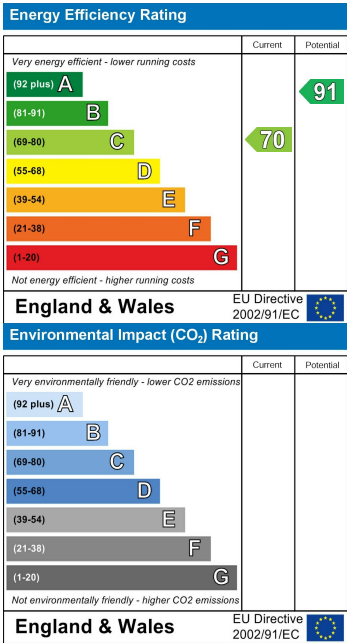
Total area: approx. 69.8 sq. metres (750.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise