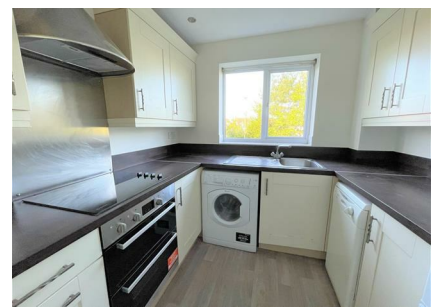


## 12, Middlebrook Green, Market Harborough, LE16



### £895 Per Month

Overlooking open space from the first floor is this very well presented modern apartment that has recently been re-decorated and re-carpeted throughout. It's close proximity to Market Harborough's train station as well as Market Harborough town centre, makes it ideal for anyone commuting. It is one of the block's slightly larger layouts, adding an en-suite to the master bedroom & a separate kitchen from the spacious lounge & dining area. There is also a second bedroom, main bathroom & hallway. Outside is an allocated parking space. Available late May.

## Hallway



Private entrance door into flat from communal entrance hall and stairs, entry telecom system, electric storage heater, boiler cupboard off.

## Lounge/Dining area 12'1" x 5'1" (3.68m x 1.55m)



20' 8" narrowing to 12' 5" (6.30m/3.78m) X 12' 11" narrowing to 5' 11" (3.94m/1.80m) UPVC double glazed French doors to front with Juliet balcony overlooking Middlebrook Green, spotlights, phone point, TV point, two electric storage heaters.

## Kitchen



UPVC double glazed window to front with views over Middlebrook Green, range of wall and floor mounted

kitchen units, stainless steel sink with mixer tap and drainer, electric double oven, electric hob, extractor hood over, fridge/freezer, dishwasher and washing machine.

## Bedroom One 12'2" x 8'10" (3.71m x 2.69m)



UPVC double glazed window to rear, electric radiator.

## Ensuite



Three piece white suite comprising shower cubicle with built in shower, low flush WC and wash hand basin with storage unit under, electric heater, extractor fan.



## Bedroom Two



Double glazed window to the rear elevation. Electric panel heater.

## Bathroom



Panelled bath. Low level WC. Wash hand basin. Complementary tiling. Electric shaver point. Extractor fan. Electric wall heater.

## Grounds and parking

To the rear of the property is a private resident's car park with one allocated parking space. There are communal garden areas surrounding the apartment block.

## Additional Information

Council tax band B

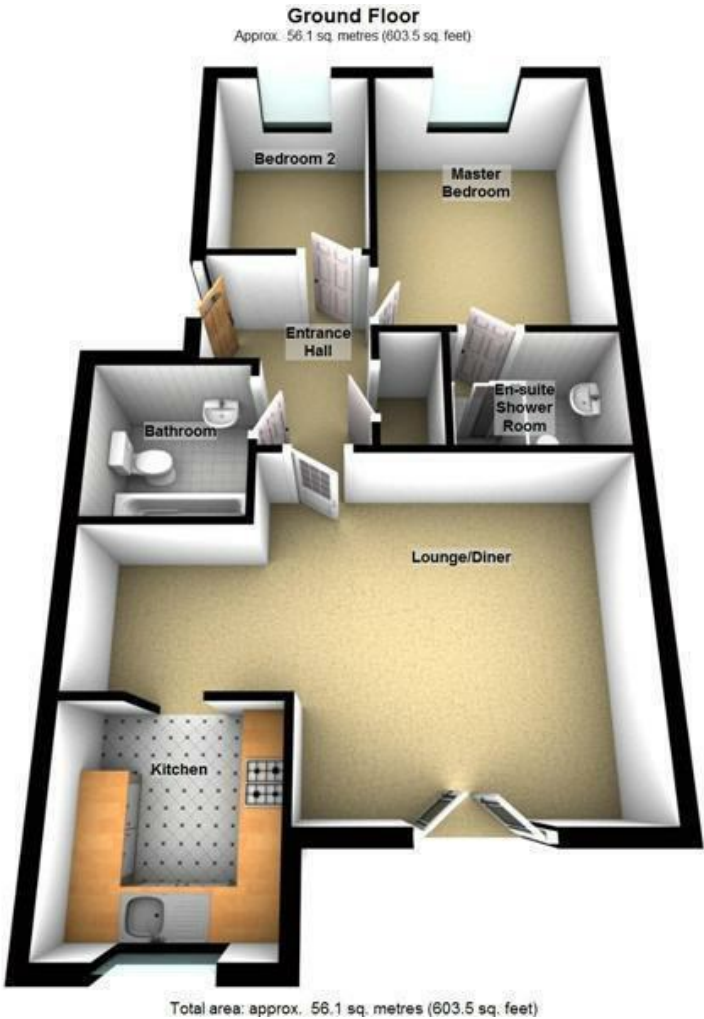
Holding deposit based on £895 rent per calendar month

amounting to £206

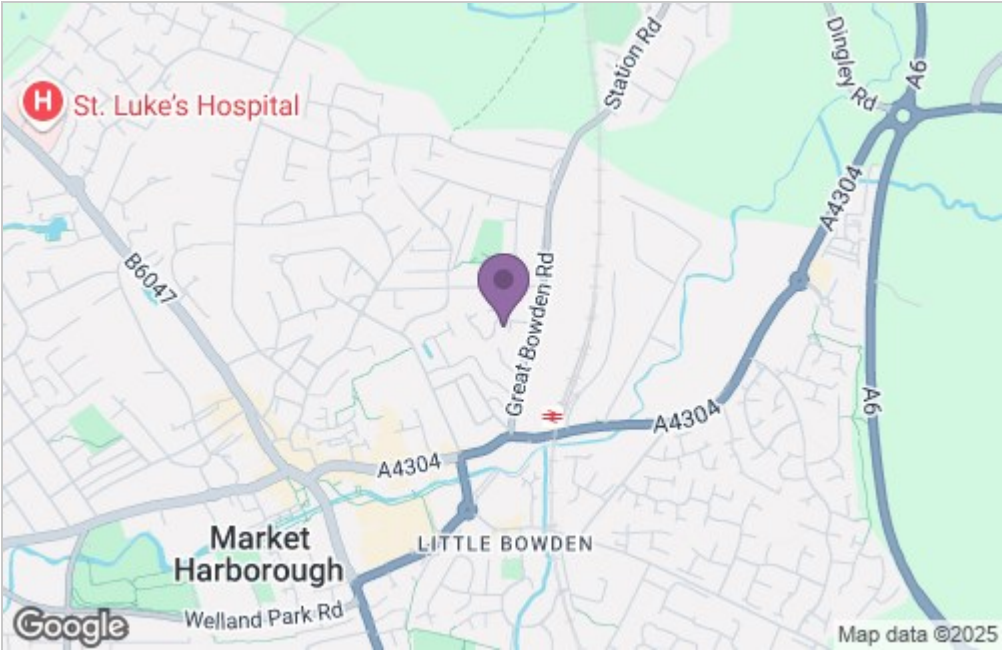
Damage deposit based on £895 rent per calendar month amounting to £1032

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

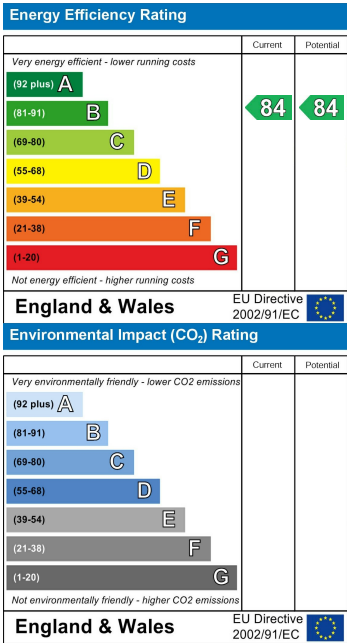
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise