

Flat 4 | 39 St. Marys Road, Market Harborough, LE16



£895 Per Month

A rare opportunity to rent a newly refurbished two storey property with off road parking, and just two minutes walk from the railway station providing access to London St Pancras in under an hour. The gas centrally heated and double glazed accommodation briefly comprises: Entrance hall, living room, kitchen with fitted oven and hob, landing, two bedrooms and shower room. The property is offered unfurnished and is available from June.

Entrance Hall



Accessed via opaque double glazed front door. Radiator. Stairs rising to the first floor. Doors to rooms.

Living Room 14'2" x 12'2" (4.32m x 3.71m)



Double glazed dual aspect windows. Radiator. Television point. Telephone point. Opening to:-

Kitchen 10'10" max x 8'10" max (3.30m max x 2.69m max)



Brand new fitted kitchen. Range of shaker style base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob. Space and plumbing for automatic washing machine. Space for under counter fridge/freezer. Stainless steel sink and drainer. Vinyl flooring. Double glazed window to the rear elevation.

First Floor Landing



Double glazed window to the side elevation. Timber balustrade. Access to loft space with ceiling mounted dehumidifier unit. Doors to rooms.

Bedroom One 12'3" x 8'11" (3.73m x 2.72m)



Double glazed windows to the rear and side elevations. Radiator.

Bedroom Two 12'4" x 5'0" (3.76m x 1.52m)



Double glazed window to the rear elevation. Radiator.

Shower Room



Brand new suite comprising: Double shower cubicle with mains shower fitment, wash hand basin and low level WC. Vinyl flooring. Heated towel rail. Wall light and shaver point. Extractor fan. Opaque double glazed window.

Outside



There is a communal gravelled parking area with allocated parking. There is also a clothes drying area.

Additional Information

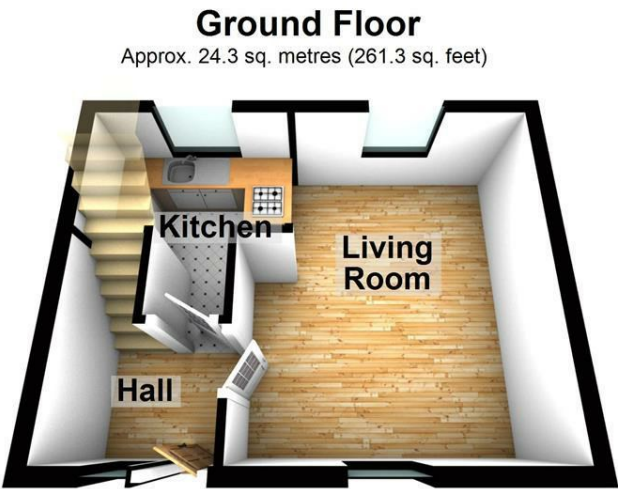
Council tax band A

Holding deposit based on rent of £895pcm £206

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

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

Floor Plan

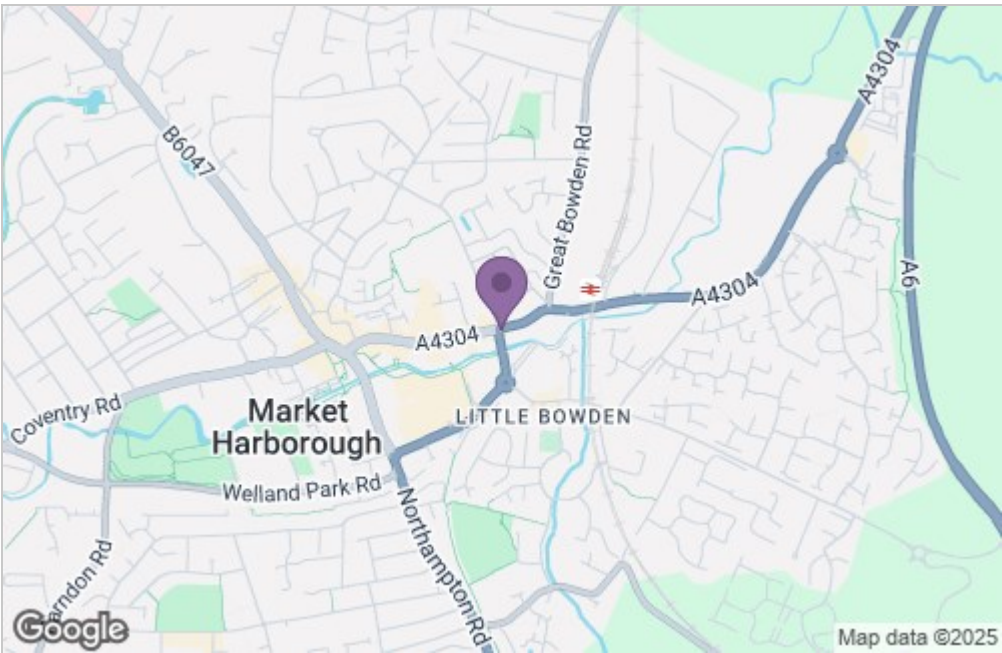


Total area: approx. 49.7 sq. metres (534.8 sq. feet)

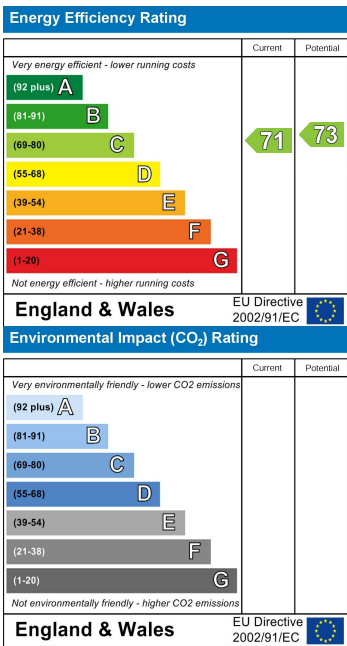
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise