

Flat 1, Birch House St. Marys Road, Market Harborough,



£900 Per Calendar Month

Situated just a short walk from the town centre and the railway station is this well presented and spacious ground floor apartment. The gas centrally heated and double glazed accommodation briefly comprises: Entrance lobby, entrance hall, open plan lounge and fitted kitchen with appliances, two bedrooms, en-suite shower room and family bathroom. There is also off road allocated parking, communal gardens and private covered patio area. The property is offered unfurnished and is available immediately.

Entrance Lobby

Private entrance lobby providing useful extra storage etc. Door to:-

Entrance Hall

Accessed via composite fire front door. Door entry telephone buzzer. Radiator. Doors to rooms.

(Lounge/Kitchen Area Photo)



Lounge Area 16'10" x 11'4" (5.13m x 3.45m)



Sliding double glazed patio doors opening out to a covered and decked patio area. Radiator. Telephone point. Television point. Linen cupboard housing gas fired central heating boiler. Open to:-

Kitchen Area 9'11" x 9'5" (3.02m x 2.87m)



Range of 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 fridge and freezer. Fitted slimline automatic dishwasher. Stainless steel one and a half sink and drainer.

Bedroom One 10'2" x 9'0" (3.10m x 2.74m)



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

(Bedroom One Photo Two)



Bedroom Two 10'9" x 7'6" (3.28m x 2.29m)



En-Suite Shower Room



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

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

Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Fitted shelved linen cupboard with plumbing for automatic washing machine. Complementary tiling. Electric shaver point. Heated towel rail. Extractor fan.



Outside



To the front of the property is a communal parking area with allocated parking for one car. There is side pedestrian access to private and enclosed communal gardens. There is also a decked and covered private patio directly to the rear of the lounge.

(Outside Photo Two)





Additional Information

Council tax band B

Holding deposit based on rent of £900pcm £207

Damage deposit based on rent of £900pcm £1038

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

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	76	76
<p>England & Wales EU Directive 2002/91/EC </p> <p>Environmental Impact (CO₂) Rating</p>		
	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
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