

27 Angell Drive, Market Harborough, LE16 9GJ



Offers Over £175,000

An immaculately presented first floor apartment well located on the Farndon Fields Estate towards the Southern edge of town. The gas centrally heated and double glazed accommodation comprises: Entrance hall, open plan lounge and fitted kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom. There is also allocated off road parking.

Ideally suited to a first time buyer or 'Buy To Let' investor, we would highly recommend an early internal inspection.

The property is offered to the market with no upward chain!

Entrance Hall

Built in storage cupboard and wardrobe. Radiator. Dual entry telephone. Doors to rooms.

Lounge 11'2" x 11'9" (3.40m x 3.58m)



Double-glazed window to front elevation. Double-glazed French doors opening out to Juliette balcony. Television point. Door to hall. Radiator. Opening through to kitchen area.

Kitchen 10'3" x 6'3" (3.12m x 1.91m)



Fitted base and wall units. Roll edge work surfaces with complimentary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Space and plumbing for automatic washing machine. space for up-right fridge/freezer. Stainless steel single sink and drainer. Radiator. Tiled flooring. Gas fired combination central heating boiler.

Bedroom One 11'9" x 9'11" (3.58m x 3.02m)



Double-glazed window to side elevation. Built in wardrobe. Boxed radiator. Door to en-suite shower room.

En-Suite



Double shower cubicle with electric shower fitment. Pedestal wash hand basin and low level W/C. Complimentary tiling. Heated towel rail. Extractor fan. Tiled flooring. Opaque double-glazed window.

Bedroom Two 10'2" x 8'5" (3.10m x 2.57m)



Double-glazed window to side elevation. Radiator.

Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level W/C. Heated towel rail. Complimentary tiling. Extractor fan.

Outside

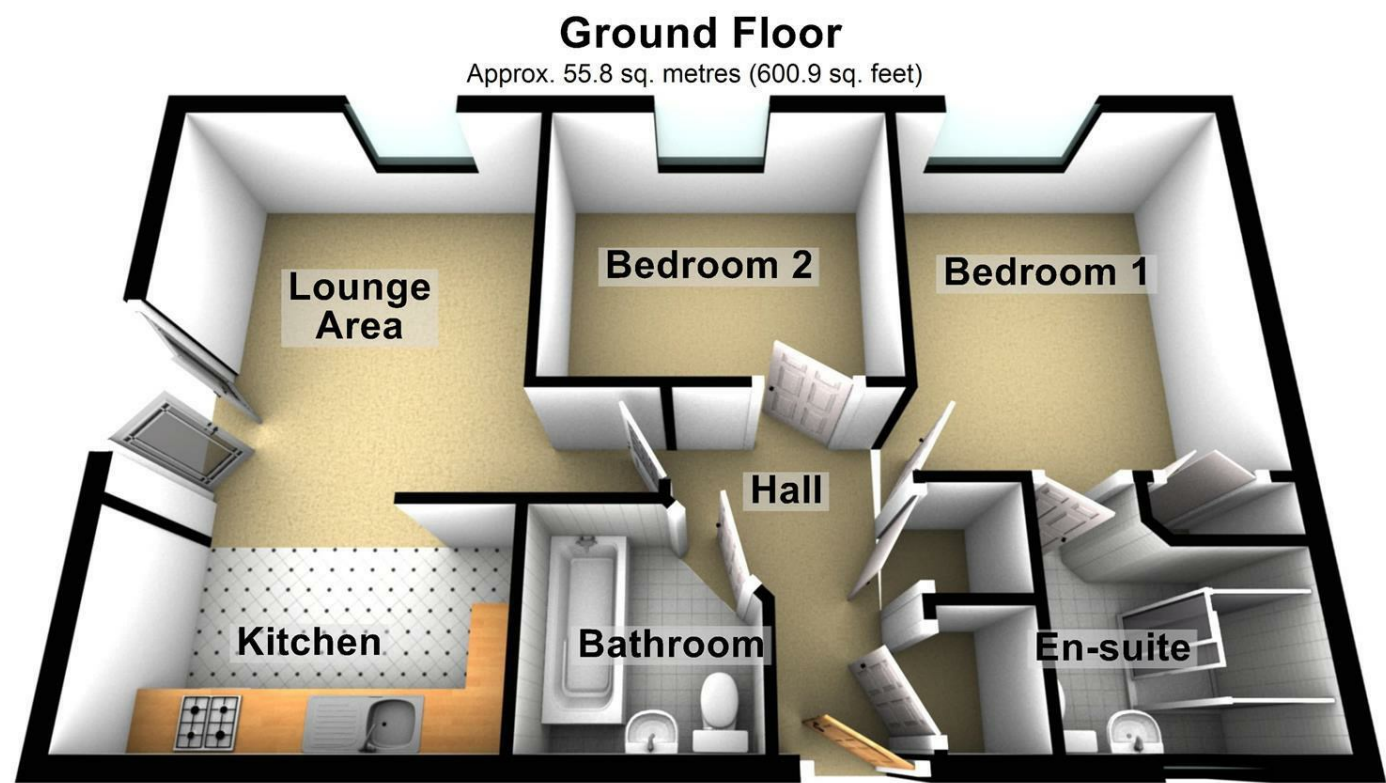


Allocated parking for one car.

Lease and service charges

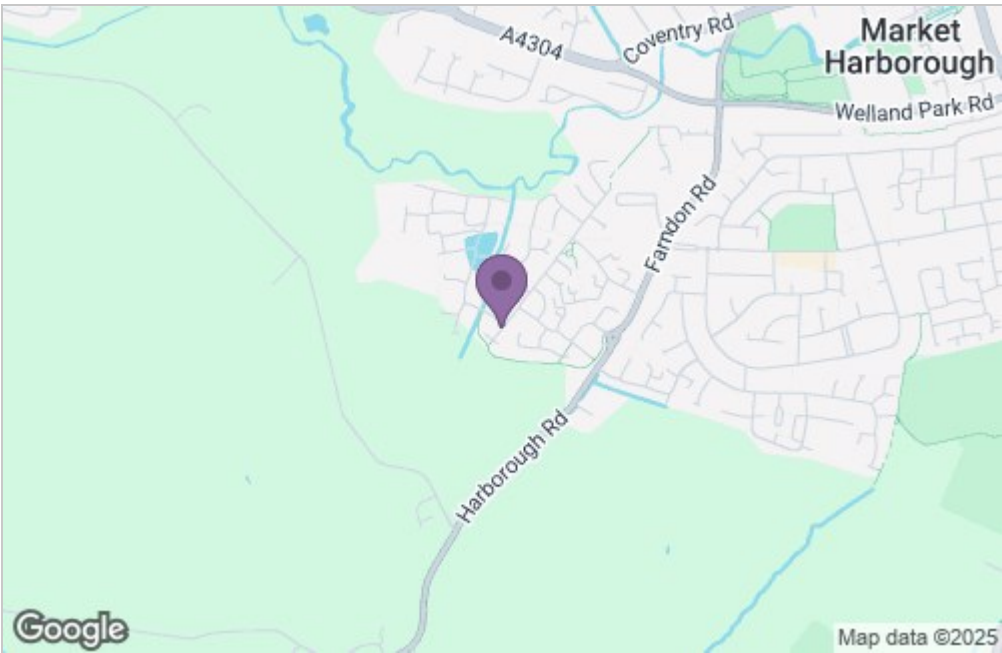
Lease and service charges: 125 year lease from 2013, at the time of preparing the details £927.46 per annum service charge and £250 per annum ground rent.

Floor Plan

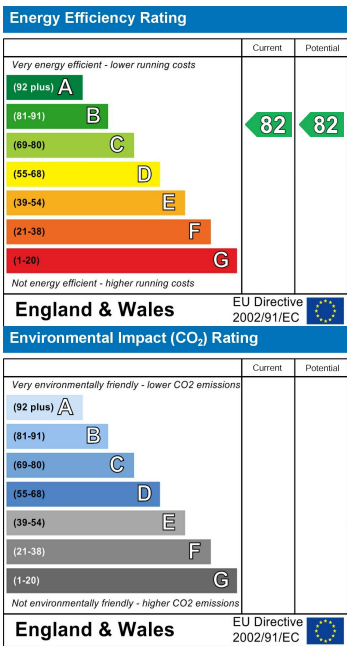


Total area: approx. 55.8 sq. metres (600.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise