



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Flat 21, Hampton Court, 116, St. Marys Road, Market Harborough

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"Town Centre Convenience"

Perfectly positioned within walking distance to the town centre and train station, this second floor, two-bedroom, apartment boasts a well presented interior, a Juliette balcony and off-road parking!

Conveniently located within a stones' throw of the local supermarkets, the property also benefits from being with very close walking distance and the train station with excellent commuter rail links.

The property benefits from 156 years remaining on the lease with a £1200pa combined service charge and ground rent, payable every six months.

Entrance through the solid timber front door leading into the inviting entrance hall with attractive laminate flooring, access to the loft storage space and the airing cupboard.

Spacious kitchen/living room with eye and base level shaker style fitted units, roll top work surfaces, a composite sink with draining board and jet tap, an integrated electric cooker with a four-ring electric hob, space for a washing machine and under counter fridge, and a breakfast bar for dining.

The beautifully appointed living area boasts carpeted flooring and a Juliet balcony with French doors.

Two bedrooms, one of which is double in size with a fitted wardrobe and the other currently being used as an office but will fit a single bed.

Modern bathroom with attractive vinyl flooring, marble-effect tiled walls, a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a stylish black shower head.

Allocated off road parking for one vehicle.

Living Area - 3.86m x 3.23m (12'8" x 10'7")

Kitchen Area - 1.83m x 1.45m (6'0" x 4'9")

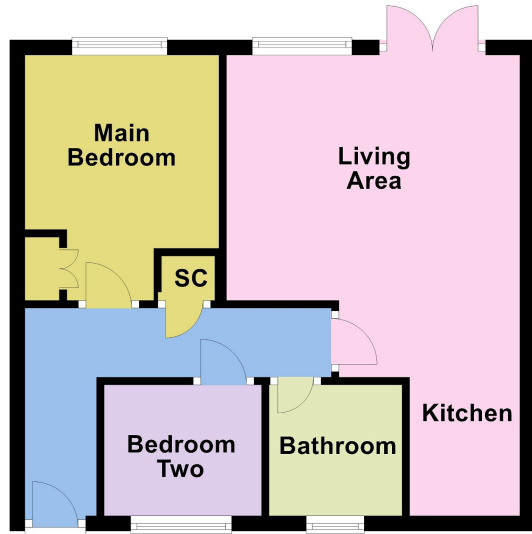
Main Bedroom - 2.57m x 3.23m (8'5" x 10'7")

Bedroom Two - 2.08m x 1.68m (6'10" x 5'6")

Bathroom - 1.75m x 1.68m (5'9" x 5'6")

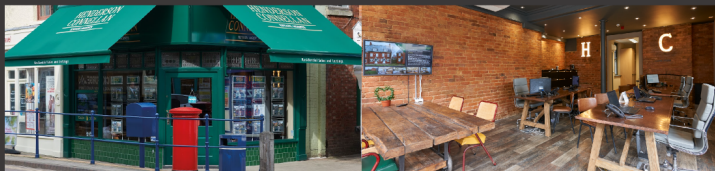


Top Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



63 High Street, Market Harborough,
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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

