



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 5 Heygate Street

£380,000

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### **“Attention Investors, Two Buy To Let Opportunities!”**

Built in 2009 in a charming red brick, this fantastic investment opportunity boasts two, two bedroom apartments making an ideal purchase for buy to let investors within a stone’s throw of the town centre!

This unique and rare opportunity offers two apartments with tenants in situ if desired offering a potential rental yield at over 5%. Henderson Connellan would estimate a potential monthly rental income of £850-£875pcm on each apartment.

The current owner built the property in 2009 as two purpose-built apartments and is looking to sell this freehold dwelling with no chain!

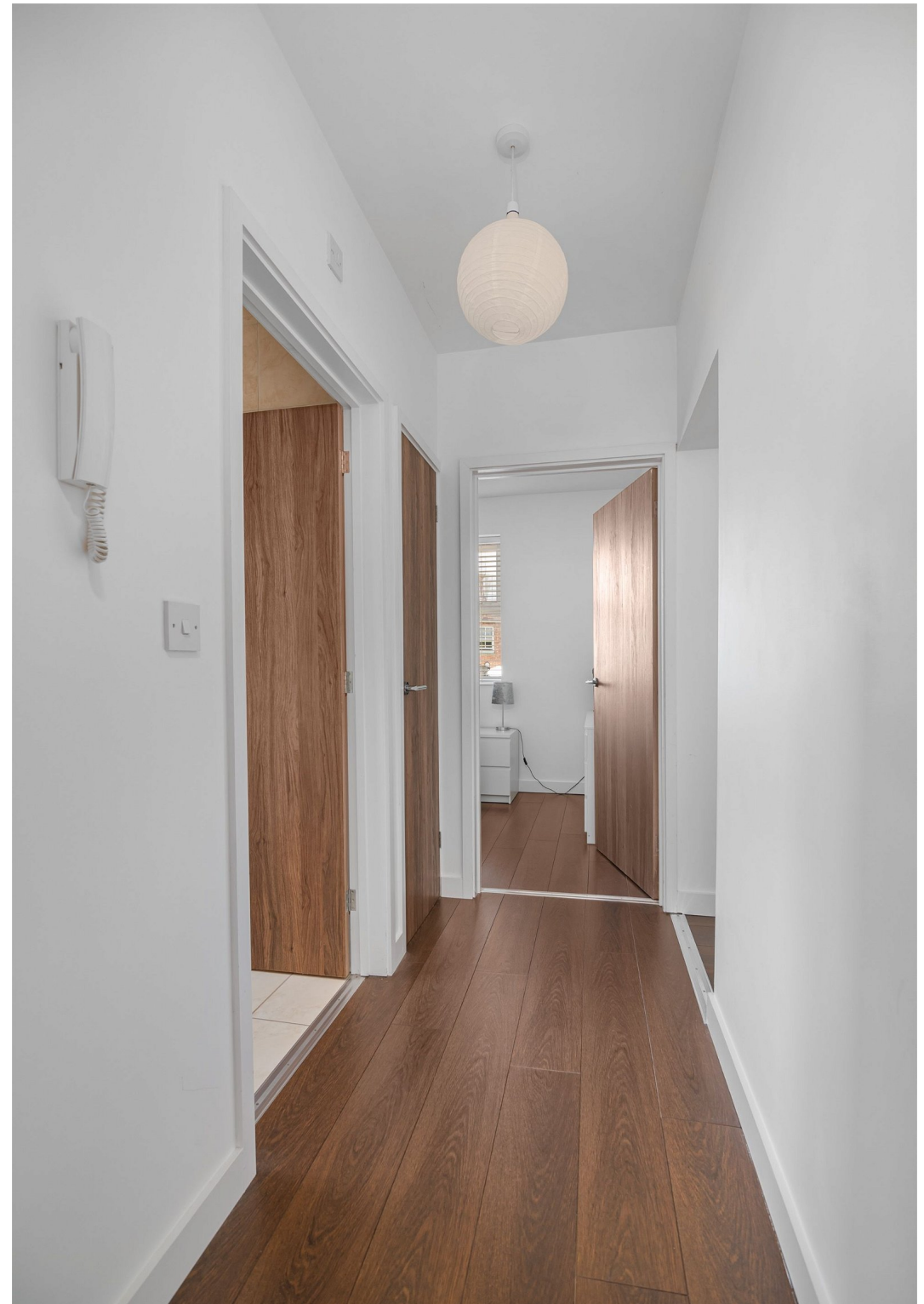
The two apartments have been finished to a very high standard with underfloor heating, gas combi boilers, modern fixtures and fittings and a neutral decor throughout.

Apartment 1 is located on the ground floor with an open plan kitchen/dining/living room benefitting from direct access to a west facing rear courtyard garden, a family bathroom and two double bedrooms with an en suite to the main bedroom.

Apartment 2 is located on the first floor directly above, in excellent decorative order with an open plan kitchen/dining/living room featuring high vaulted ceilings and a small balcony. There is also a family bathroom and two double bedrooms, the main featuring an en suite shower room.

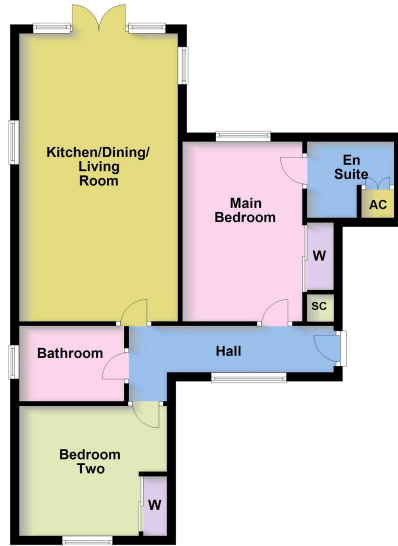
The owner would be open to selling the property as two separate dwellings, although their first preference would be to sell as one freehold dwelling. This potential agreement would also be subject to a leasehold tenure being created for each apartment.

Centrally located within a stone’s throw of Market Harborough’s thriving town centre, the property is within close walking distance of all local amenities, the train station and schools. The attractive exterior is finished with a charming red brick with a low level retaining brick wall and iron railings enclosing a gravelled border, and a paved path provides side access to the rear garden. There is a hard standing driveway benefitting from side by side off road parking for two cars, and the composite front door provides access into the communal hallway.

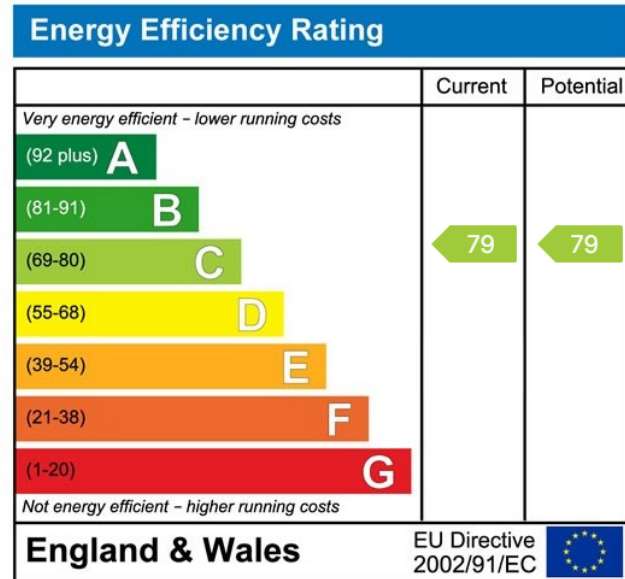




Apartment 1 - Ground Floor



- Flat 1 - Kitchen/Dining/Living Room - 6.53m x 3.61m (21'5" x 11'10")
- Flat 1 - Bedroom Two - 3.61m x 2.39m (11'10" x 7'10")
- Flat 1 - Main Bedroom - 4.09m x 2.72m (13'5" x 8'11")
- Flat 1 - Bathroom - 2.39m x 1.7m (7'10" x 5'7")
- Flat 2 - Kitchen/Living Room - 7.01m x 3.28m (23'0" x 10'9")
- Flat 2 - Bedroom Two - 3.61m x 2.39m (11'10" x 7'10")
- Flat 2 - Main Bedroom - 4.11m x 2.74m (13'6" x 9'0")
- Flat 2 - Bathroom - 2.39m x 1.7m (7'10" x 5'7")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

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.

