



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Angell Drive, Market Harborough, LE16 9GJ

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### **“Attention Investors and First Time Buyers!”**

With an immaculate interior and a sought after position situated on the popular Farndon fields development, this two bedroom apartment with parking space offers the ideal purchase for first time buyers or investors!

Sought after location conveniently situated within walking distance of the popular Farndon Fields Farm Shop, the town centre and train station.

Entrance is gained into the hallway with a side window injecting an abundance of natural light from the south-west facing aspect and access to the storage cupboards.

Open plan kitchen/dining/living room boasting a fantastic entertaining space with a Juliette balcony, ample space for a dining table and living area.

The kitchen is open featuring an array of eye and base level units, a roll top work surface with upstand, a stainless steel sink and an integrated oven with a four ring gas hob and concealed extractor hood over. There is also space for a fridge/freezer and washing machine.

Two double bedrooms, both situated to the front elevation with the main bedroom benefitting from fitted wardrobes.

Main bathroom with timber effect flooring, attractive tiled splashbacks, a chrome heated towel rail and a three piece suite. The three piece suite features a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

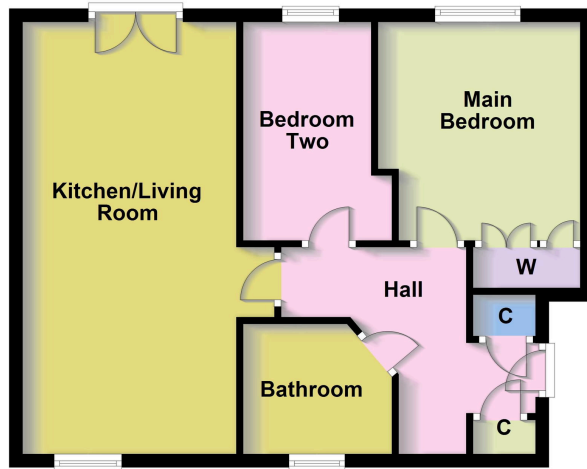
The property is of a leasehold tenure with 125 years from 2013 (approximately 114 years remaining). There is a ground rent charge of £323.52 per annum, buildings insurance of £236.92 per annum and a service charge of £927 per annum.

Situated on the popular Farndon Fields development this fantastic apartment offers an attractive communal frontage nestled down an attractive walk, featuring two lawn borders with a paved pathway leading up to the main entrance.

The main front door benefits from a secure intercom system providing access into the communal hallway, where stairs rise to first floor leading to apartment 29. The property also benefits from an allocated parking space to the rear.



**Ground Floor**



- Kitchen/Living Room - 6.4m x 3.18m (21'0" x 10'5")
- Main Bedroom - 3.3m x 3.02m (10'10" x 9'11")
- Two Bedrooms - 3.25m x 2.18m (10'8" x 7'2") max
- Bathroom - 2.21m x 1.91m (7'3" x 6'3")



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



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.

