



**HENDERSON
CONNELLAN**
ESTATE AGENTS

21 Swift House, St Marys Road

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“Central Convenience!”

Situated in the popular and desirable Swift House just a stones’ throw from the train station and a short walk into the town, this impressive one bedroom apartment boasts a open plan kitchen/dining/living room, off road parking and a convenient central location!

Conveniently located opposite the train station with commuter rail links to London St Pancras within an hour. The town centre, supermarkets, pubs and shops are all within close walking distance and the property lies within close driving distance to the A6 and A14.

The property is leasehold with a lease of 150 years from December 2010 leaving just under 135 years remaining as of July 2024. The service charge is £1348.81 per annum, a ground rent of £339.32 per annum and buildings insurance of £528.59 per annum.

The property is accessed through the secure front entrance to Swift House, with a lift providing access up to the second floor where apartment 21 lies. Entrance is gained into the hallway with laminate flooring, an intercom system and access to the generous storage cupboard.

Open plan kitchen/dining/living room offering a dual aspect with a Juliette balcony flooding the room with natural light and ample room for both living and dining.

The living/dining area features a host of LED spotlights, a west facing aspect and an open plan kitchen.

The kitchen comprises a range of eye and base level units, a roll top worksurface with tiled splashbacks, a stainless steel sink, integrated oven and a four ring electric hob. There is also an integrated fridge with freezer drawer, dishwasher and microwave, as well as a breakfast bar.

Main bedroom with LED spotlights, a generous window and a neutral decor.

Bathroom with floor to ceiling tiling, a chrome heated towel rail, access to the airing cupboard and a three piece suite. The three piece suite incorporates a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

The property benefits from off road parking for one car and a fantastic central location, offering the ideal lock up and leave.

Living Area - 6.1m x 3.66m (20'0" x 12'0")

Kitchen Area - 2.44m x 1.52m (8'0" x 5'0")

Bedroom - 3.78m x 3m (12'5" x 9'10")

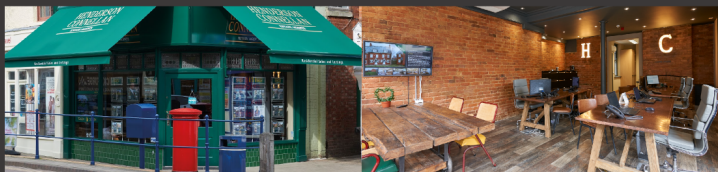
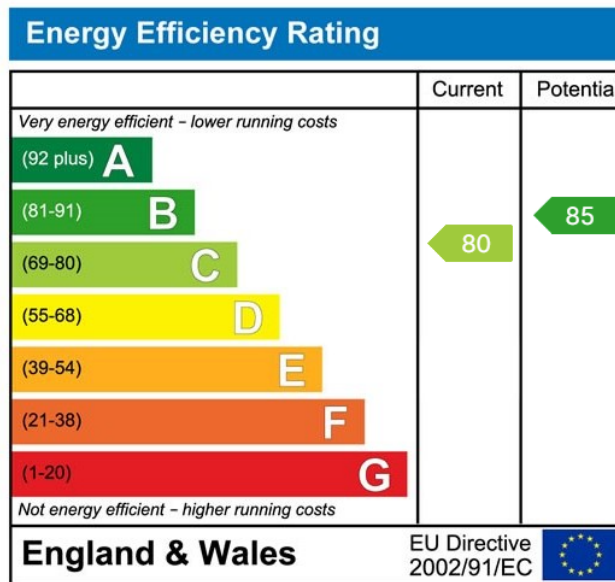
Bathroom - 1.83m x 1.52m (6'0" x 5'0")



Second Floor



- One Bedroom Apartment
- Open Plan Kitchen/Dining/Living
- Second Floor
- Off Road Parking



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.

