



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stonehill Court, Great Glen, Great Glen, Leicestershire, LE8 9EN

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“Attention First Time Buyers, Down-Sizers & Investors”

With a delightful outlook over the neighbouring park and a well presented interior throughout, this first floor apartment also boasts two double bedrooms and a garage, offering a fantastic opportunity for first time buyers, investors, and down-sizers!

Conveniently located within walking distance to the local primary school, pubs, petrol station, shops, and the church. The A6 is easily accessed leading into Leicester and Market Harborough, both with excellent commuter rail links with London St Pancras reached within an hour, and a regular bus service to Leicester and Market Harborough.

The property is positioned to the first floor with stairs rising from the communal hallway with a window to the side elevation. There is a doorway to the ground floor leading to the communal gardens.

Entrance to the apartment is gained through a modern composite front door into a welcoming entrance hall.

Beautifully appointed living/dining room boasting a generous window to the west facing aspect and offering delightful views over the communal gardens and neighbouring park. The room features ample space for both living and dining, and a door leads into the kitchen.

Well-presented kitchen boasting a host of high gloss eye and base level units, tiled effect flooring, a square edge work-surface, a Franke one and a half bowl sink with a mixer tap and draining board and a modern Baxi boiler installed in 2023.

Zanussi integrated appliances include a single oven, a four-ring electric hob, a chimney hood extractor fan, a dishwasher and space for a washing machine and a fridge freezer.

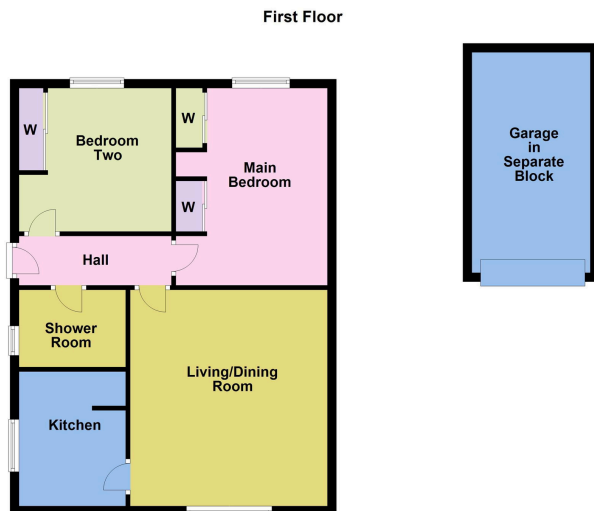
Two well-proportioned double bedrooms both benefitting from built in wardrobes.

Modern shower room comprising a chrome heated towel rail, ceramic wall tiles and a white three-piece suite to include an oversized shower cubicle with a Mira shower over, a low-level WC and a wash hand basin built within a vanity unit.

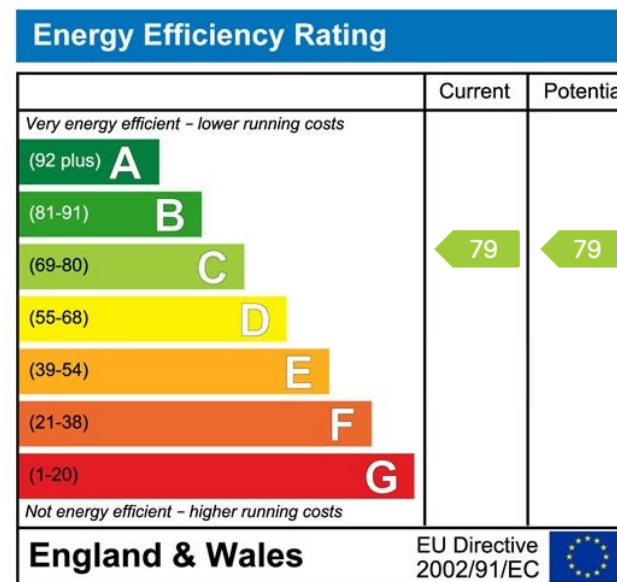
To the outside of the property is a communal residents carpark, a single garage and a pathway to the communal gardens and neighbouring park.

The property is of leasehold tenure with 99 year lease from 08/04/2014 with approximately 88 Years remaining. There is a combined service charge, ground rent and buildings insurance of £145pcm paid to Wards Surveyors Management Company.





- Living/Dining Room - 4.88m x 4.44m (16'0" x 14'7")
- Kitchen - 3.02m x 2.39m (9'11" x 7'10")
- Shower Room - 2.39m x 1.68m (7'10" x 5'6")
- Main Bedroom - 4.42m x 3.4m (14'6" x 11'2") max
- Bedroom Two - 3.3m x 3.2m (10'10" x 10'6")



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.

