



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Maltings, Market Harborough

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"Character Convenience!"

Originally an old Granary dating back to approximately the 1870s and then converted into eight exclusive apartments in 2003, this stunning, Grade II Listed, two bedroom top floor apartment offers a wealth of character, generous proportions, a high standard throughout and a convenient location!

The tenure is leasehold with a lease of 150 years from 2003, with each property owning a 1/8th share of the freehold, owned by the residents and administered by the newly appointed management company. All matters relating to policy, operations, budgeting and service charges are determined jointly by the members. There is a Ground Rent of £138pa and a Service Charge of £2,966.05pa.

This charming residence offers a blend of old and new with its period features and modernised aspects to include a worcester combi boiler fitted 2021, updated bathroom and en suite facilities and an immaculate interior throughout.

Sought-after residential location situated within a stones' throw of the town centre, local amenities and within walking distance of the train station.

Entrance is gained through the secure front door with intercom system into the communal hallway, with stairs up to Apartment 6, situated on the second floor.

Inviting entrance hall of a generous size with exposed timber beams and trusses access to the well-proportioned storage cupboard, an additional cloakroom cupboard and the airing cupboard. The airing cupboard benefits from a modern Worcester combi boiler fitted in 2021.

Beautifully appointed, open plan kitchen/dining/family room offering a charming entertaining space, with a host of windows, four sky light windows and exposed timber beams and a-frame trusses, offering a wealth of character. The room is flooded with plenty of natural light from the south facing aspect and boasts a desirable elevated position.

The living/dining/family room boasts a fantastic open space with high vaulted ceilings, an immaculate neutral decor and ample space for living, a dining table and chairs and a study area.

Modern kitchen open from the living/dining area comprising a range of shaker style eye and base level units, a roll top work surface, tiled splash backs, a stainless steel one and half bowl sink with draining board and an integrated oven with a four ring gas hob and extractor hood over. There is also an integrated fridge/freezer, washer/dryer and dishwasher.

Two double bedrooms, both with Velux windows and situated to the rear elevation.

Impressive main bedroom with a feature timber beam pillar, exposed timber truss and access to the en suite. The en suite has been finished to a high standard with tiled walls to dado height, a heated towel rail and a three piece suite, to include a corner shower enclosure, a vanity enclosed wash hand basin and a low level WC.

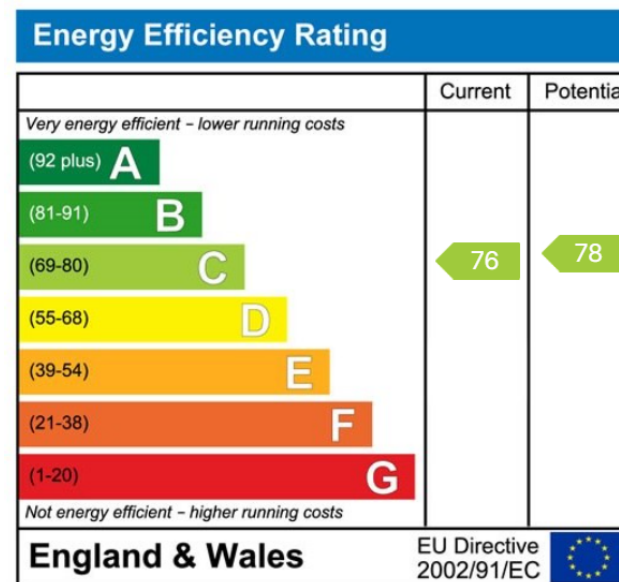
High quality bathroom, tastefully modernised with attractive tiled walls to dado height, a heated towel rail and a three piece suite to include a panel enclosed bath shower over and full height tiling, a vanity enclosed wash hand basin and a low level WC.

Situated within a stone's throw of Market Harborough's town centre, the attractive apartment not only offers an attractive curb appeal, but also boasts a prime location! There is a block paved driveway providing off road parking for one car which is listed on the title deeds as it forms an intrinsic part of the leasehold, rather than allocated by the management company.





- Living/Dining Room/Kitchen 23' 9" max x 19' 6" max (7.23m x 5.94m)
- En Suite 6' 3" x 6' 2" (1.90m x 1.88m)
- Bathroom 10' 2" max x 5' 7" max (3.10m x 1.70m)
- Main Bedroom 16' 9" x 13' 3" (5.10m x 4.04m)
- Bedroom Two 10' 5" x 9' 5" (3.17m x 2.87m)



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.

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