



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Matthew Clarke House, Bowden Lane, Market Harborough

2 1 1



"Central Convenience!"

Benefitting from a fantastic central town centre location, this two bedroom first floor apartment not only offers convenience on its doorstep, but is also offered for sale with NO CHAIN, making the perfect first time buyer purchase or buy to let investment opportunity!

Sought after town centre location situated in the thriving town of Market Harborough with access to all amenities, local supermarkets and the train station with excellent commuter links into London in under one hour.

The property is of a leasehold tenure with a 189 year lease commencing from Dec 2003, with 167 years remaining. A service charge is payable of approximately £130pcm to include building insurance.

The property occupies a prime location with a secure communal front door, intercom system and stairs rise to the first floor. Apartment 5 is entered via its own private front door where the entrance hall provides access to the useful storage cupboard.

Fitted kitchen with attractive laminate flooring, LED spotlights, and an opening through to the living/ dining room offering a flexible open plan space.

The kitchen comprises a range of eye and base level units, a roll top work surface, a stainless steel sink with draining board, a freestanding cooker. fridge/freezer and washing machine and access to the boiler cupboard.

Open plan living/dining room boasting an excellent entertaining room with a Juliet balcony, a neutral decor and ample space for a dining table and chairs.

Two double bedrooms both with fitted wardrobe cupboards, and laminate flooring.

Family bathroom incorporating a three piece suite to include a panel enclosed bath with electric shower over; a low level WC and a pedestal wash hand basin.

There is a private car park to side of the property with one allocated parking space and attractive communal gardens.

Living/Dining Room

13' 6" x 13' 6" (4.11m x 4.11m)

Kitchen

9' 1" x 7' 4" (2.77m x 2.24m)

Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m)

Bedroom Two

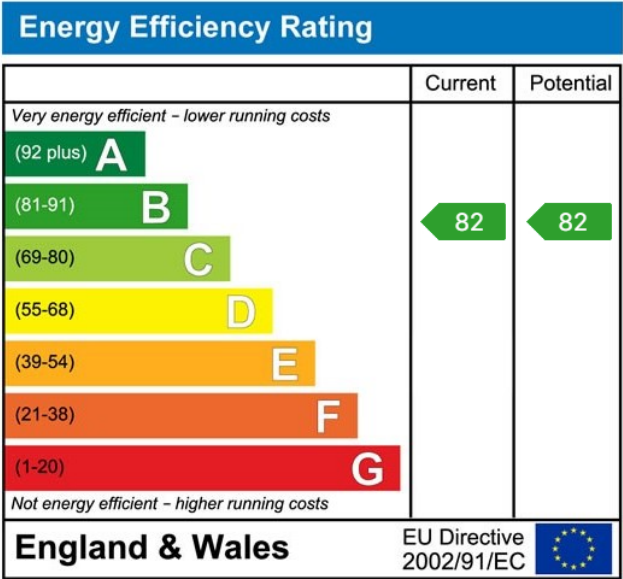
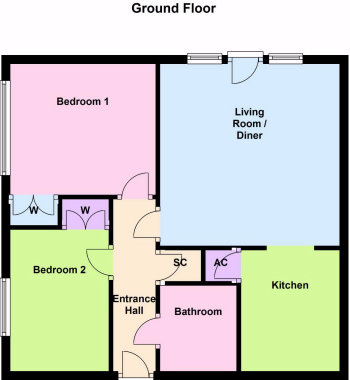
10' 6" x 7' 6" (3.20m x 2.29m)

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)



- No Chain
- Two Bedrooms
- Own Front Door
- Private Car Park with Allocated Parking



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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