



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Edwin Court, Kettering Road, Market Harborough

2 1 1



“Contemporary Central Living”

Boasting a town centre location just a stones’ throw from the train station, the thriving town centre and supermarkets, this fantastic two bedroom apartment has been finished to a high standard throughout and is neatly tucked away on the second floor making this a perfect choice for first time buyers and investors!

Perfectly positioned within walking distance to the town centre and the train station, this well-proportioned and beautifully presented apartment boasts a neutral decor throughout, two double bedrooms and an allocated parking space.

Lease term of 99 years from 1st April 2010 with a service charge of approximately £100pcm.

Secure intercom system and key code providing access into the communal entrance area with access to a lift and stairs rise up to the second floor where apartment 55 is situated.

Welcoming entrance hall boasting attractive laminate flooring, a generous storage cupboard and open shelving.

Fantastic open plan kitchen/living room features continued laminate flooring and a large window injecting natural light with a door onto the Juliette balcony. The room offers ample space for relaxing and entertaining with space for seating and a dining table and chairs.

The contemporary kitchen offers an array of base level units and tall open shelving, a timber effect roll top work-surface, a stainless steel sink with a mixer tap and draining board, a single oven, a electric four ring hob and space for a fridge freezer and a washing machine.

Modern shower room recently re-fitted comprising laminate flooring, ceramic wall tiling, an airing cupboard and a white three piece suite to include a oversized shower with a rainwater shower head and additional shower wand, a wash hand basin built within a vanity unit and a low-level WC.

Two double bedrooms both with tall feature windows, flooding the rooms with ample natural light, with continued laminate flooring and a light, neutral finish throughout.

Situated in the popular Edwin Court in a fantastic central location, the property is accessed via a secure door with intercom system into the communal Entrance Hall and stairs and a lift provide access to all floors.

The property benefits from its own, covered allocated parking space with visitor parking permits also available and a dedicated bike store.

Living/Dining Room - 4.8m x 4.24m (15'9" x 13'11") max

Kitchen Area - 3.63m x 1.85m (11'11" x 6'1")

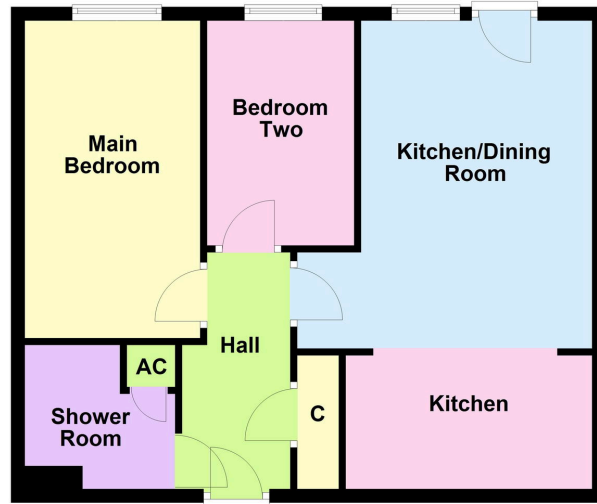
Main Bedroom - 4.65m x 2.57m (15'3" x 8'5")

Bedroom Two - 3.3m x 2.16m (10'10" x 7'1")

Shower Room - 2.16m x 1.85m (7'1" x 6'1")



Ground Floor



- Allocated Covered Parking Space
- Close To Supermarkets & Town Centre
- Close to Train Station
- Ideal for First Time Buyers or Investors



Energy Efficiency Rating

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



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