



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fount Court, Market Harborough, LE16 9GF

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“Calling All First Time Buyers, Investors & Downsizers”

Offered for sale with NO CHAIN, and boasting an updated kitchen, decor and flooring and two double bedrooms, this beautifully presented ground floor apartment offers an ideal purchase for first time buyers, investors and down-sizers!

A fantastic buy to let investment opportunity with a potential rental income of £875-900pcm and a rental yield of approximately 6-7%!

The property is situated in a popular residential location, within short walking distance of the local leisure centre, countryside walks, the town centre and the train station.

Welcoming entrance hall with a fitted door mat, a telephone intercom system and an airing cupboard.

Fantastic open plan kitchen/living room boasting a dual aspect flooding the room with an abundance of natural light. The modern kitchen features a host of shaker style eye and base level units, a roll-top work-surface, a Franke sink with a mixer tap and draining board, ceramic wall tiling, a single oven, a four-ring electric hob and space for a fridge freezer, dishwasher and a washing machine/tumble dryer.

Two well-presented double bedrooms all in excellent decorative order with the main bedroom benefitting from an en-suite shower room.

The en-suite shower room comprises ceramic wall tiling, a shower cubicle, a pedestal wash hand basin and a low-level WC.

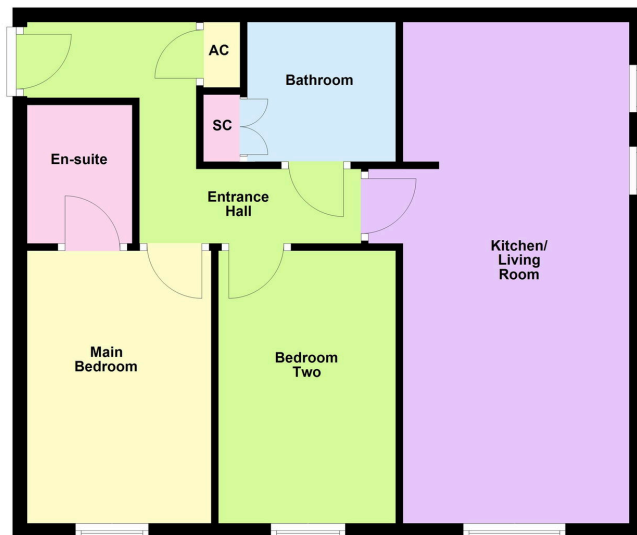
The bathroom features ceramic wall tiling, LED ceiling spotlights, a chrome heated towel rail and a white Roca three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC. A built-in cupboard also provides useful storage and plumbing for a washing machine.

Allocated off road parking for one vehicle.

Lease: The property has approximately 106 years left on the lease. There is an annual service charge of £1285.7 per annum and a ground rent of £234.92 per annum.



Ground Floor



- Kitchen/Living Room - 6.96m x 3.15m (22'10" x 10'4") max
- Main Bedroom - 3.76m x 2.54m (12'4" x 8'4")
- En Suite - 1.91m x 1.42m (6'3" x 4'8")
- Bedroom Two - 3.76m x 2.62m (12'4" x 8'7")
- Bathroom - 2.06m x 1.85m (6'9" x 6'1")



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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	



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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