



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Soar House, St. Marys Road, Market Harborough

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“Central Convenience with a Balcony!”

Occupying a sought-after position with an elevated outlook over neighbouring gardens and your own balcony, this one-bedroom apartment is sure to impress with its well-presented accommodation, secure parking space, and prime position, situated within a stone's throw of the train station and town centre!

Offered for sale with no onward chain, which makes it a fantastic purchase for first time buyers, investors or downsizes!

Conveniently located opposite the train station with commuter rail links to London St Pancras within an hour. The town centre, supermarkets, pubs and shops are all within close walking distance and the property lies within close driving distance to the A6 and A14.

The property is of a leasehold tenure with 150 years commencing from December 2009 with approximately 134 years remaining. There is an annual service charge of £1619.23 and ground rent of £339.32 per annum.

Welcoming entrance hall with attractive laminate flooring, a generous fitted wardrobe providing excellent storage, an airing cupboard with plumbing for a washing machine, and access to the open plan living accommodation.

Beautifully presented living room featuring a neutral décor, a charming electric fireplace, and access to the balcony providing a delightful aspect with an elevated outlook over the neighbouring gardens.

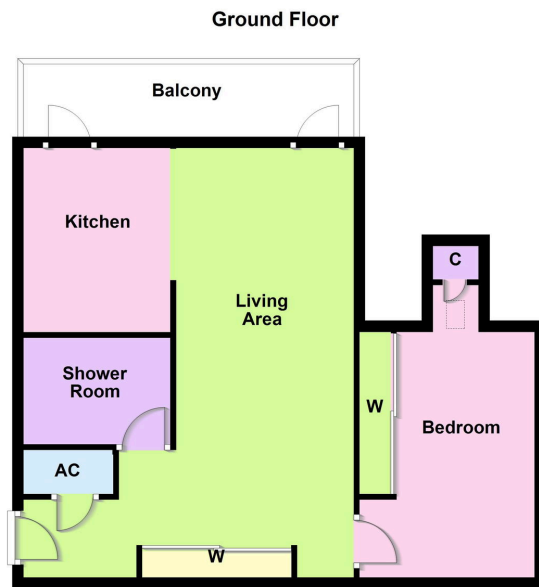
Fantastic breakfast kitchen boasting attractive laminate flooring, LED ceiling spotlights, a central breakfast bar with space for two stools and a door out onto the balcony. The kitchen comprises an array of eye and base level units, a roll top worksurface, ceramic wall tiling, a stainless-steel sink with a mixer tap and draining board, a single oven, a four-ring electric hob, an integrated microwave and an integrated fridge/freezer.

Well proportioned double bedroom benefitting from a well-kept neutral décor, a velux window injecting natural light, a storage cupboard and an array of fitted wardrobes.

Modern shower room comprising ceramic tiled flooring, ceiling spotlights and a white three-piece suite to include a large shower and a vanity storage unit housing a wash hand basin and a low-level WC.

The property is situated within the popular Soar House development, benefitting from communal gardens and an allocated off-road parking space located within the basement with lift and stair access to the apartment.





- Living Area - 7.67m x 5.92m (25'2" x 19'5") max
- Kitchen - 3.3m x 2.62m (10'10" x 8'7")
- Shower Room - 2.62m x 1.91m (8'7" x 6'3")
- AC - 1.6m x 0.79m (5'3" x 2'7")
- Bedroom - 5.16m x 3.12m (16'11" x 10'3") max
- Balcony - 5.89m x 1.4m (19'4" x 4'7")



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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