



**HENDERSON
CONNELLAN**
ESTATE AGENTS

St. Marys Road

2 1 1



'Town Centre Convenience!'

Perfectly positioned within walking distance to the town centre and the train station, this fantastic ground floor apartment offers an ideal purchase for those looking for a convenient central location, boasting a well kept interior, two double bedrooms and allocated off road parking!

Conveniently located on the thriving St Marys Road, the property is situated within a stones throw of the train station and the town centre, offering a variety of supermarkets, shops, restaurants, pubs, cafe's and other local amenities.

The apartment is located on the ground floor with access provided via the communal hallway through a secure entry system door.

Welcoming entrance hall with a telephone intercom system and access to all rooms.

Beautifully presented open plan kitchen/living/dining area, positioned to the front elevation, boasting generous proportions with ample space for both living and dining.

The modern kitchen is fitted with sleek eye and base level units, a roll top worksurface, a one and a half bowl sink with a mixer tap and draining board, a single oven with four-ring gas hob and space for a fridge/freezer and a washing machine.

Two beautifully presented double bedrooms, both benefitting from fitted wardrobes with the main bedroom boasting French patio doors onto the communal courtyard and a door into the bathroom.

Modern bathroom featuring ceramic floor and wall tiling, a chrome heated towel rail, an airing cupboard and a white three piece suite to include a panel enclosed bath with a shower screen and shower over, a wall hung wash hand basin and a low level WC.

To the rear of the property is an allocated off road parking space for one vehicle and usage of a communal courtyard.

Lese information and charges - Lease length is 125 years from 1st October 2007. The most recent ground rent payment was £175 per annum and maintenance charge was £1290 per annum.

Living/Dining Room - 5.72m x 4.29m (18'9" x 14'1")

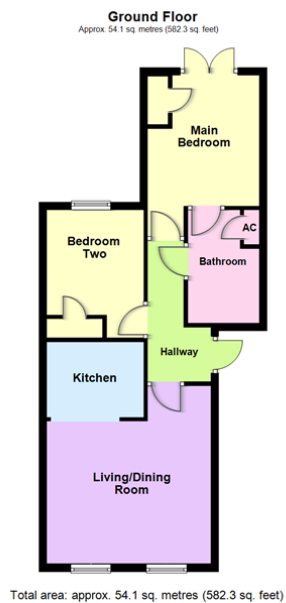
Kitchen - 2.57m x 2.01m (8'5" x 6'7")

Main Bedroom - 3.43m x 1.98m (11'3" x 6'6")

Bedroom Two - 2.79m x 2.54m (9'2" x 8'4")

Bathroom - 2.97m x 1.88m (9'9" x 6'2")





- Convenient location
- Communal areas
- Open plan living
- Allocated Parking space
- Dual aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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