



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Nelson Street, Market Harborough

1 1 1



“Step on to the Ladder...”

...with this fantastic one bedroom ground floor apartment benefitting from an allocated parking space, fantastic proportions and a convenient location within walking distance of the town centre!

Admiral Court is set back from the road split into two blocks, where Number 6 is situated within a block of just three apartments offering a secluded setting in a sought after residential location within walking distance of the town centre, train station and other local amenities.

Offered for sale with no chain and with the potential to add your own stamp to, the property would make an ideal first time purchase or buy-to-let investment.

There is a secure communal entrance used by just three apartments in total with a generous entrance hall and a private personal door provides access into Apartment 6. The inviting entrance hall is of a good size with access to the useful airing cupboard with space for additional storage too.

Fitted kitchen featuring a window to the side elevation injecting an abundance of natural light from the south west facing aspect and space for a small dining table. The Kitchen comprises a range of eye and base level units, a roll top work surface, ceramic tiled splashbacks, a stainless steel sink with draining board, an integrated oven and a four ring electric hob with concealed extractor hood over and space for a fridge and washing machine.

Well-proportioned living room in good decorative order with an electric storage heater and a generous window to the side elevation.

Main Bedroom boasting a fantastic size with a window to the front elevation on to the properties private allocated parking space.

Bathroom incorporating a heated towel rail and a three piece suite to include a panel enclosed bath with shower over and tiled splashbacks, a low level WC and a pedestal wash hand basin.

The property is of a leasehold tenure commencing from 1999 with 99 years (approx. 73 years left). There is a service charge of £960 per annum and a ground rent of £50 per annum until 2032, when the ground rent will then double.

Council Tax Band A and an EPC rating is D.

Situated on Nelson Street set back from the road, Admiral Court offers a communal car park with an allocated parking space for Number 6. There is a neat frontage with gravelled borders and a block paved path leads to the right hand block where the apartment is located.



Ground Floor



- Living Room 13' 2" x 11' 4" (4.01m x 3.45m)
- Kitchen 9' 3" x 8' 3" (2.82m x 2.51m)
- Bathroom 8' 3" x 7' 5" (2.51m x 2.26m)
- Bedroom One 11' 8" x 11' 4" (3.55m x 3.45m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

