



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Blackfriars Place, Market Harborough

£215,000

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“Ground Floor Living in a Central Location!”

Finished to a high standard with a host of high quality fixtures and fittings, this two bedroom ground floor apartment not only boasts luxury living, but benefits from being centrally located with the town centre within a stone’s throw!

Built by well-respected local builder Darian Homes in 2007 with high quality fixtures and fittings to include solid timber internal doors, high specification bathroom suites and appliances and attractive and neutral décor throughout.

A prime position within the town with all local amenities within short walking distance including the railway station with commuter links to London, the local shops and supermarkets.

A secure intercom system allows entry into the well-kept communal entrance and through the private front door you enter the entrance hall.

Inviting entrance hall with access to the useful storage cupboard, airing cupboard, intercom system and LED ceiling spotlights.

High quality kitchen featuring attractive tiled flooring, LED ceiling spotlights, an array of high gloss eye and base level units, a timber effect square edge worktop, a Franke stainless steel sink with draining board, an integrated Miele oven, a four ring Meile electric hob with extractor hood over, an integrated fridge/freezer, dishwasher and space and plumbing for a washing machine.

The living/dining area is open from the kitchen offering a fantastic space with a dual aspect, an excellent decorative finish and an open plan feel.

Two double bedrooms both boasting fantastic, fitted wardrobes with sliding doors and a mirror.

The main bedroom offers an en suite shower room featuring tiled flooring, a Villeroy & Boch three-piece suite to include a fully tiled and enclosed shower, a pedestal wash hand basin and a low-level WC.

Main bathroom with floor to dado height tiling, a Villeroy & Boch three-piece suite to include a panel enclosed bath with a shower over, a low-level WC and a pedestal wash hand basin.

Leasehold property with a 125-year lease from 2007. The annual maintenance charge is approximately £900, and the ground rent is £230, giving a total yearly cost of about £1,130.

Kitchen/Living/Dining Room - 6.5m x 4.52m (21'4" x 14'10") max

Main Bedroom - 3.78m x 3.33m (12'5" x 10'11")

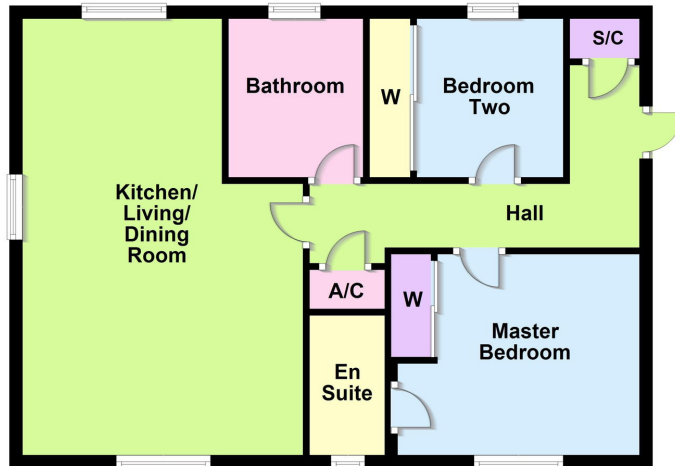
En Suite - 1.57m x 0.61m (5'2" x 2'0")

Bedroom Two - 2.24m x 2.24m (7'4" x 7'4")

Bathroom - 2.24m x 2.06m (7'4" x 6'9")

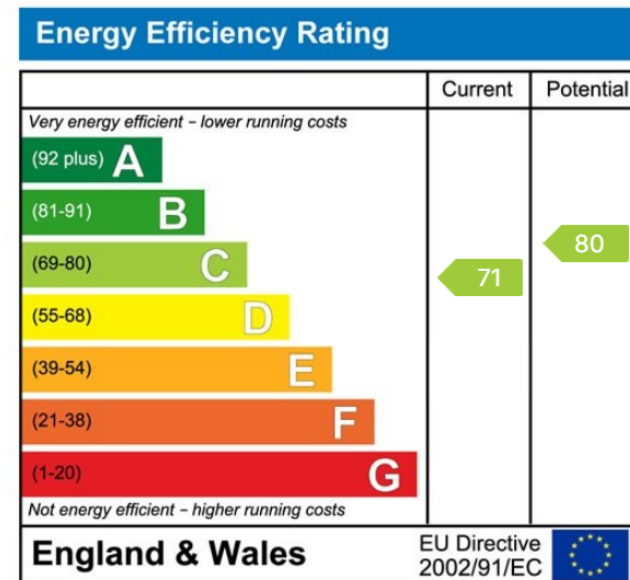


Ground Floor
Approx. 62.6 sq. metres (674.2 sq. feet)



Total area: approx. 62.6 sq. metres (674.2 sq. feet)

- Ground Floor Apartment
- No Chain
- Allocated Parking
- Central Town Centre Location



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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