



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Centrally Located with a Courtyard Garden!"

Centrally located within a stones throw of the town centre and train station, this fantastic two bedroom ground floor apartment, benefits from being in excellent decorative order, with a west facing garden, en suite shower room and parking space, offering an ideal purchase for first time buyers and downsizers!



Flat 1
Heygate Street,
Market Harborough
LE16 7JR





Entrance is gained through the communal entrance featuring a contemporary, composite front door, shared with just one neighbouring property. Apartment 1 is located on the ground floor with its own private front door.

Entrance hall featuring laminate flooring benefitting from underfloor heating, a generous window injecting an abundance of natural light and access to all rooms.

Fantastic, open plan kitchen/dining/living room with direct access out to a west facing courtyard garden via the French doors and ample space for both living and dining. The kitchen comprises a range of eye and base level units, a roll top work surface and a stainless sink with draining board. There is an integrated oven with a four ring gas hob and space for a fridge and washing machine.



Two double bedrooms, both with continued laminate flooring, fitted wardrobes with sliding mirrored doors and feature windows. The main bedroom offers a private setting with its rear, west facing aspect and benefits from an en suite shower room. The ensuite offers access to the airing cupboard housing the gas, combi boiler and a three piece suite to include a fully tiled enclosed shower, a low level WC and a half pedestal wash hand basin.

Main bathroom featuring floor to ceiling tiling, a three piece suite to include a panel enclosed bath with shower attachment head over, a low level WC and a pedestal wash hand basin.



Ground Rent Charges - 0

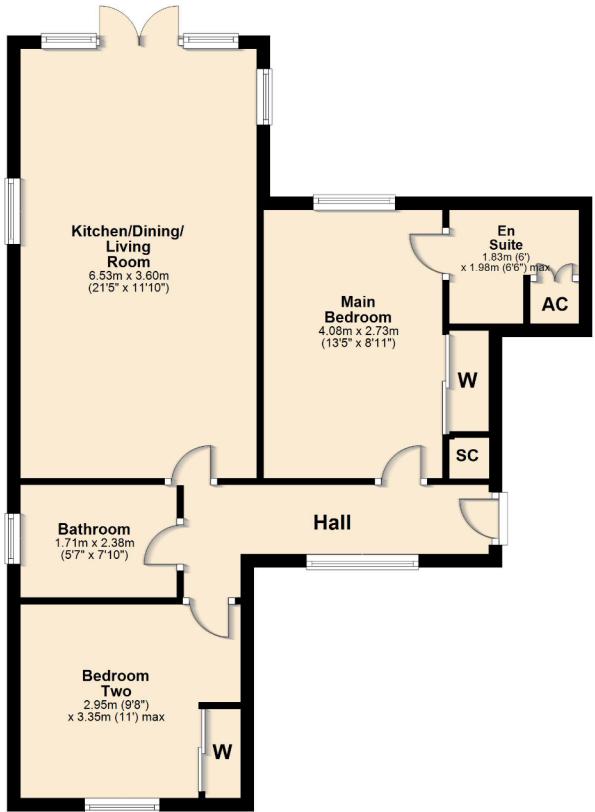
Annual Service Charge - TBC

Length of Lease: 999 years

Centrally located within a stones throw of Market Harborough's thriving town centre, the property is within close walking distance of all local amenities, the train station and schools. The attractive exterior is finished with a charming red brick with a low level retaining brick wall and iron railings enclosing a gravelled border, and a paved path provides side access to the rear garden. There is a hard standing driveway benefitting from off road parking for one car, and the composite front door provides access into the communal hallway.

The property enjoys its own private courtyard garden offering a west facing aspect which has been professionally landscaped with a paved patio area ideal for seating.

Apartment 1 - Ground Floor



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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