



**HENDERSON
CONNELLAN**
ESTATE AGENTS

East Street, Market Harborough

1 1 1



'A Fantastic Freehold Apartment with Park Views!'

Boasting a desirable position next to the park, and within walking distance to the town centre, this one-bedroom ground floor apartment is offered for sale with no chain, and boasts a rare freehold tenure, ideal for first time buyers and investors!

Conveniently located within walking distance of the town centre, the train station with direct links to London St Pancras, local parks and schools and the Grand Union Canal.

For those looking for an investment purchase, Henderson Connellan has provided a rental valuation of approximately £700pcm, providing with a fantastic rental yield of over 6%!

Benefitting from being freehold tenure, the property does not have any ground rent or service charges.

The property occupies a neat courtyard frontage, enclosed by a low-level brick wall, and steps rise to the front door. The front door has been blocked off but could be opened back up should a buyer wish too.

Entrance to the ground floor apartment is located to the rear.

Welcoming entry hall with quarry tiled flooring, an airing cupboard and traditional reclaimed panelled doors.

Beautifully presented open plan kitchen/dining room featuring a generous window overlooking the neighbouring park.

The kitchen comprises quarry tiled flooring, a breakfast bar, shaker style eye and base level units, a roll-top work-surface, a stainless-steel sink with a mixer tap and draining board, a cooker, and space for a fridge freezer, washing machine and a tumble dryer/dishwasher.

The living area boasts a charming cast iron fireplace, laminate flooring and decorative wall panelling.

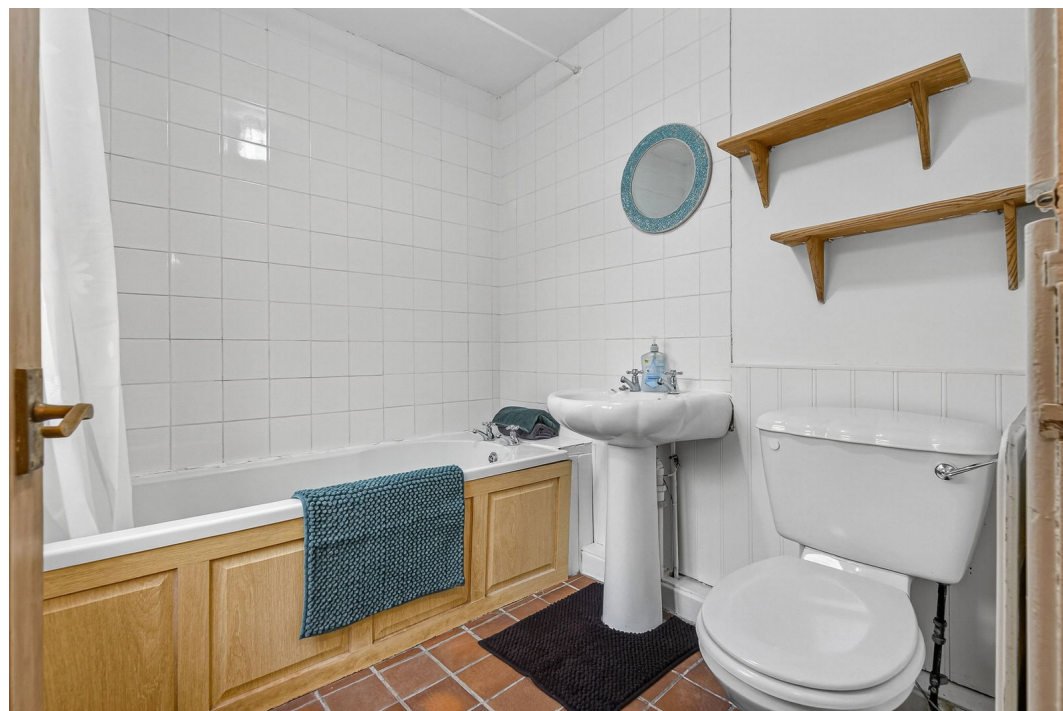
The double bedroom is located to the front elevation, complete with laminate flooring, a neutral decor and decorative wall panelling.

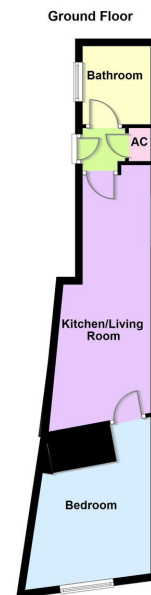
The bathroom comprised quarry tiled flooring, ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Living Room/Kitchen - 6.65m x 2.21m (21'10" x 7'3") max

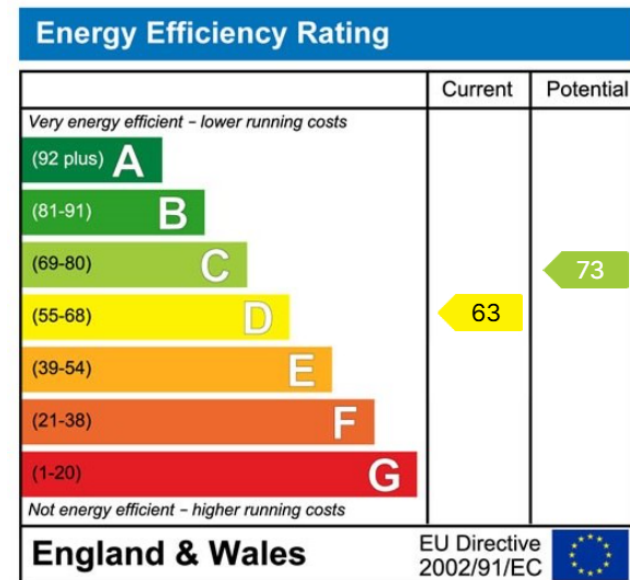
Bathroom - 2.11m x 1.83m (6'11" x 6'0")

Bedroom - 4.22m x 3.25m (13'10" x 10'8") max





- No Chain
- Ground Floor
- Near Town Centre
- Ideal First Time Home or Investment
- Park Views
- Freehold
- Open Plan



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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