



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Blackfriars Place, Market Harborough, Leicestershire, LE16 7BF

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“Town Centre Living at its Finest”

Occupying a prime town-centre position, this stunning two-bedroom, second floor apartment offers central living at its finest, boasting a beautiful interior throughout, elevated views, open plan living and off-road parking.

Built by the 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.

The property is ideally located within a short walking distance of all local amenities, including shops, supermarkets, and the railway station offering convenient commuter links to London.

The apartment is accessed via a secure communal entrance hall with stairs leading to the top floor. Please note, there is no lift within the building.

Welcoming entrance hall featuring a fitted door mat, LED ceiling spotlights, and a telephone intercom system. Additional storage is provided by an airing cupboard, while a loft hatch with ladder offers access to a partially boarded loft space.

Beautifully appointed open-plan kitchen/dining/living room providing a fantastic space for both relaxing and entertaining, and enjoying a desirable triple aspect, flooding the room with natural light throughout the day.

The stylish kitchen is finished with herringbone-effect flooring and contemporary shaker-style wall and base units. LED ceiling spotlights enhance the space, while the PVD dual sink with mixer tap is set into a bespoke quartz work surface with matching upstands and splashbacks. A breakfast bar extends from the worktop, comfortably seating two stools for casual dining. A range of integrated appliances includes an oven, induction hob, fridge, freezer, and washer-dryer. There is also provision for a dishwasher, currently converted into additional drawer storage, which can be easily reinstated to suit the buyer's needs.

Well-presented main bedroom, boasting a generous double size, accommodating a king size bed with built-in wardrobes and a window providing a delightful outlook of the town church spire.

The second bedroom offers an ideal single bedroom or study, ideal for those working from home.

Modern bathroom complete with sleek ceramic floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, built in cabinetry and a white three-piece Villeroy & Boch suite to include a bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

The property further benefits from allocated off-road parking for one vehicle.

The property is of leasehold tenure with a 125-year lease from 2007. The annual service charge £1200, and the annual ground rent is £230.





- Open Plan Living/Dining/ Kitchen - 7.62m x 4.83m (25'0" x 15'10") max
- Bathroom - 3.05m x 2.59m (10'0" x 8'6") max
- Main Bedroom - 4.01m x 3.33m (13'2" x 10'11") max
- Bedroom Two - 3.33m x 2.39m (10'11" x 7'10") max



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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.

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

