



11 Blackfriars Place, Market Harborough

Offers Over £215,000





# 11 Blackfriars Place

Market Harborough, Market Harborough

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Town Centre Second Floor Apartment
- Close To All Amenities
- Communal Entrance Via Intercom
- Entrance Hallway
- Open Plan Living Kitchen
- Integrated Fridge Freezer, Washing Machine, Dishwasher, Oven & Hob
- Two Double Bedrooms (En-Suite)
- Family Bathroom
- Allocated Parking Space
- No Upward Chain





## 11 Blackfriars Place

### Market Harborough, Market Harborough

This well-presented two bedroom flat occupies a prime position on the second floor of a modern apartment block in the heart of the town centre, offering immediate access to a wide range of local amenities including shops, restaurants, and public transport links. Access to the building is via a secure communal entrance with intercom system, providing both convenience and peace of mind. The property opens into a welcoming entrance hallway, which leads through to a spacious open plan living kitchen area, ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances (including fridge freezer, washing machine, dishwasher, oven, and hob) and offers ample storage and worktop space. Both bedrooms are generous doubles, with the principal bedroom benefiting from a modern en-suite shower room for added privacy and comfort. A stylish family bathroom serves the second bedroom and guests, featuring quality fixtures and a neutral décor. Thoughtfully designed to maximise space and natural light, the apartment offers a comfortable and low-maintenance lifestyle, making it an excellent choice for first time buyers, professionals, or those seeking a centrally located property. Additional benefits include an allocated parking space, ensuring secure and convenient parking, as well as the advantage of being offered with no upward chain, allowing for a straightforward and swift purchase process. This attractive apartment combines modern living with an unbeatable location and is ready to move into immediately. Early viewing is highly recommended to appreciate the quality and convenience this property has to offer.







## Second Floor

Approx. 63.3 sq. metres (681.6 sq. feet)

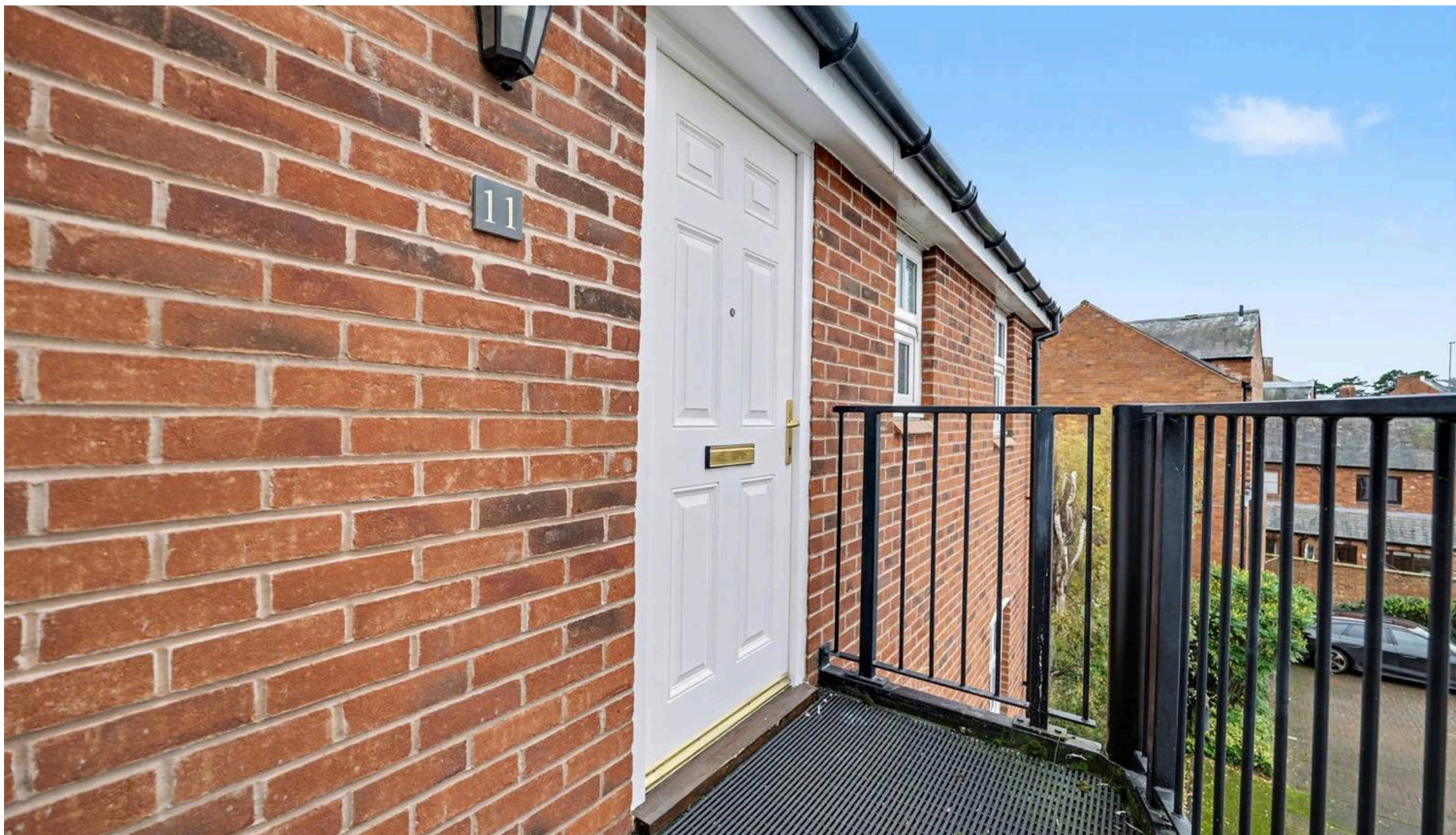


Total area: approx. 63.3 sq. metres (681.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.





## Andrew Granger & Co (Part of Sheldon Bosley Knight)

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