

for sale

offers in the region of **£160,000** Leasehold



St. Marys Road Market Harborough LE16 7DX

A well-presented first-floor apartment ideally located within easy walking distance of Market Harborough town centre and railway station. Offered with no upward chain, the property boasts a spacious double bedroom, modern fitted kitchen, stylish shower room, bright living accommodation and the added

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- Energy Rating: C
- No Upward Chain
- First Floor Apartment
- Walking Distance to Town Centre
- Close to Mainline Railway Station

Property Details

Communal Entrance Hall

Accessed via a timber entrance door with glazed side panels. Stairs rising to the first-floor apartment.

Entrance Hall

Welcoming entrance hall providing access to all principal rooms, with storage cupboard and radiator.

Living Room

A bright and inviting reception room featuring reinstated picture rails, contemporary radiator and a large window to the front elevation.

Kitchen

Fitted with a range of shaker-style wall and base units with work surfaces over and tiled splashbacks. Stainless steel sink and drainer unit, integrated oven, four-ring gas hob with extractor canopy above, space for washing machine and fridge/freezer. Window to the rear elevation and airing cupboard housing the Ideal combination boiler.

Bedroom

A generously proportioned double bedroom with window to the rear elevation and radiator.

Shower Room

Stylishly appointed and comprising a walk-in double-width shower with rainfall shower head and handheld attachment, vanity wash hand basin and low-level WC. Decorative tiled flooring, heated towel rail and extractor fan.

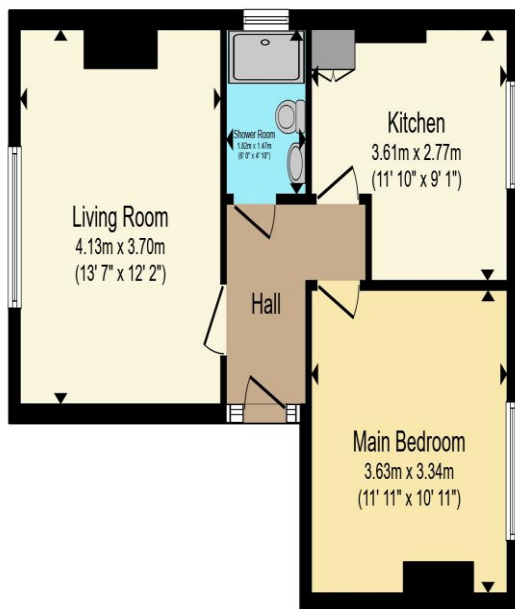
Outside

The property benefits from one allocated off-road parking space situated to the front of the building.

Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 44.6 m² (480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308468 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1158.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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