

## Flat 5 Holly House, Market Harborough, LE16 7FF



**£195,000**

Ideally situated just a short walk from both the town centre & the railway station is this well maintained modern apartment with a view of the River Welland from its balcony at the rear. The block is lift-assisted with a car-park to the front including a private allocated space and there's a pleasant communal garden backing onto the river. The gas centrally heated & double glazed accommodation comprises hallway, living room & open plan kitchen, two double bedrooms, master en-suite & main bathroom.

*Service without compromise*

## Communal Entrance



Secure coded access with stairs and lift to the second floor apartment.

## Hallway

Accessed via door entry telephone buzzer system. Spacious built in cupboard. Central heating programmer. Radiator. Doors to rooms.

## Open Plan Living Room & Kitchen 20'0" x 10'6" (6.10 x 3.20)

20' x 10' 6" (6.10m x 3.20m)

## Living Area



Sliding double glazed patio doors opening out to a balcony overlooking the communal gardens, river and beyond. Fitted electric fire. Radiator. Telephone point.

## (Balcony Photo)



## Kitchen



Range of base and wall mounted fitted units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob beneath stainless steel extractor hood. Fitted refrigerator, freezer and automatic dishwasher.

## Bedroom One 14'0" x 13'4" (4.27 x 4.06)



14' x 13' 4" max. (4.27m x 4.06m) Double glazed French doors opening out to a Juliet balcony. Two built in wardrobes. Radiator and door to:-

## En-Suite Shower Room



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail.

## Bedroom Two 11'7" x 7'7" (3.53 x 2.31)

11' 7" x 7' 7" (3.53m x 2.31m) Upvc double glazed window to the rear elevation. Radiator.

## Bathroom

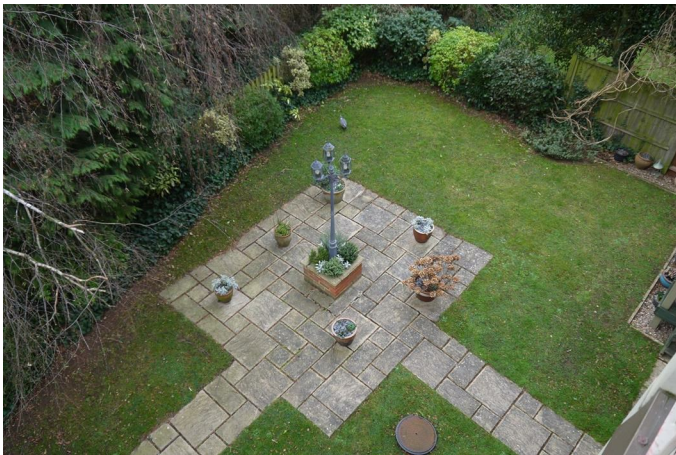


Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Built in linen cupboard also housing plumbing for automatic washing machine.

## Outside



The apartment block is approached by a communal driveway to a parking area with single allocated parking space. To the rear of the block are landscaped communal gardens which overlook the banks of the River Welland.



## Leasehold details

This information has been provided by the vendor and is believed to be accurate and true. Lease from 01/01/2007 of 150 years with 131 years remaining. Ground Rent £150 PA. Service Charge £1615.12 PA. Service charges include: Buildings insurance, management fees, electricity for building, lift maintenance and repair, lift (telephone), common parts/repairs, fire alarm maintenance, cleaning of communal areas, window cleaning, grounds maintenance.

## Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Agent's Note

Please be aware that the photographs were taken prior to the current tenant's occupation and therefore the flat will appear differently upon viewings.

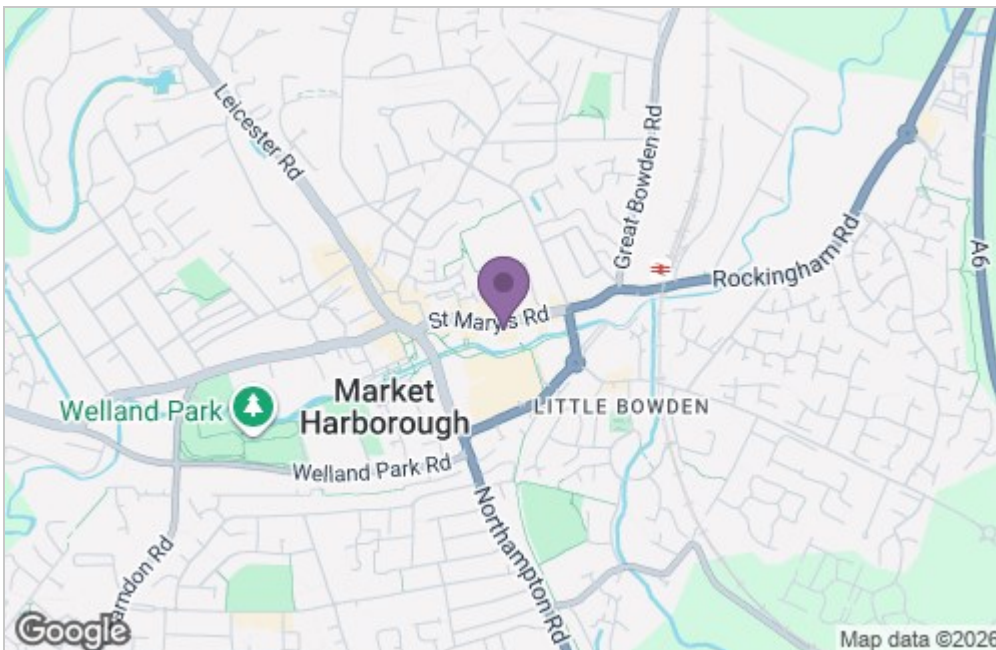
## Floor Plan



Total area: approx. 58.2 sq. metres (626.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

