



**HENDERSON
CONNELLAN**

ESTATE AGENTS

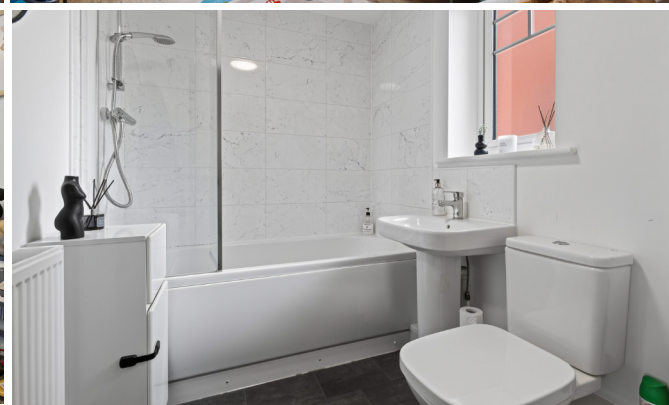
'Light, bright and beautifully presented'

Situated within the highly sought-after Wellington Place development in Market Harborough, this beautifully presented first-floor two bedroom apartment offers contemporary living in a convenient and well-connected location.



Grand Union Road
Market Harborough
LE16 7FG





The development benefits from a range of local amenities including a Sainsbury's Local, Esquires Coffee, Sprog's children's play, whilst Market Harborough town centre and mainline railway station remain just a short distance away. Occupying an attractive position within a modern apartment block the property would make an ideal first-time purchase, investment opportunity or low-maintenance home.

Accessed via a secure communal entrance with stairs rising to the first floor, the apartment is entered through a welcoming hallway featuring attractive LVT flooring which continues throughout much of the property. A useful storage cupboard provides practical everyday storage, whilst timber doors lead to all rooms

The heart of the home is the impressive open-plan kitchen, dining and living room, a bright and versatile reception space enjoying dual aspect windows which flood the room with natural light and offer pleasant views. The contemporary kitchen is fitted with a range of modern eye and base level units complemented by square edge work surfaces. Integrated appliances include, a single oven, a four-ring gas hob with extractor canopy above, a slimline dishwasher, a stainless steel sink and drainer, a washer/dryer and a fridge/freezer. The open-plan layout provides ample space for both living and dining furniture, creating an ideal environment for modern living and entertaining.

The main bedroom is a generous double room enjoying a pleasant outlook and ample space for freestanding furniture. Bedroom two is another well-proportioned bedroom, nursery or home office, offering excellent versatility to suit a variety of needs.

Modern family bathroom comprising of a panel enclosed bath with shower over, a low level WC and hand wash basin. Contemporary wall tiling, LVT flooring and a frosted window provide a bright and modern finish.

Externally, the property benefits from well-maintained communal grounds and allocated off-road parking, with visitor spaces available. Wellington Place offers excellent access to countryside walks, local schooling and a range of on-site amenities including a Sainsbury's Local, Esquires Coffee and Sprog's children's play. The town centre and railway station are both easily accessible, with direct rail services to London St Pancras in approximately one hour.

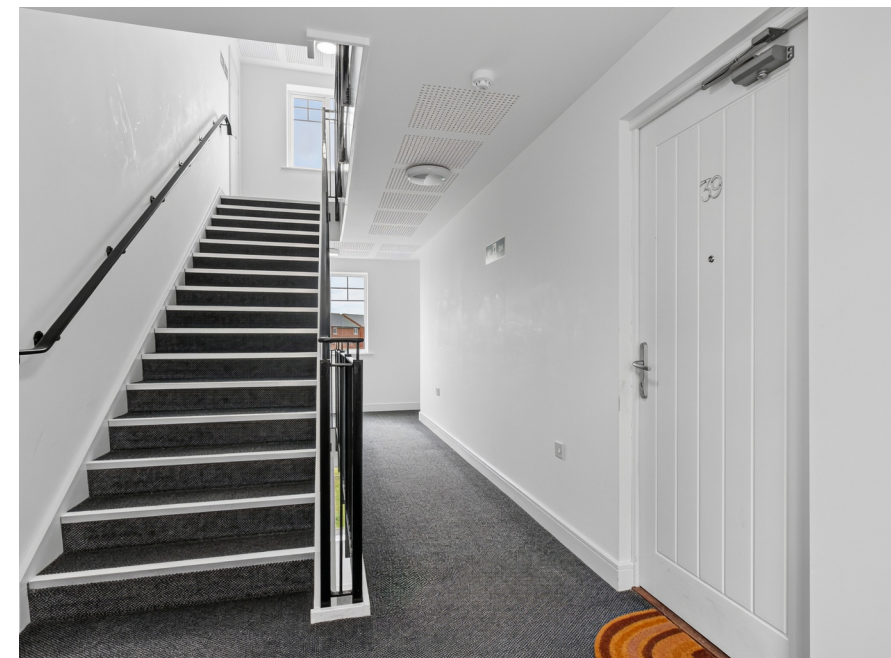
Combined Ground rent & Service charge - £150pcm

Kitchen/Dining/Living Room -
4.93m x 3.38m (16'2" x 11'1") max

Main Bedroom - 4.11m x 2.62m
(13'6" x 8'7")

Bedroom Two - 3.45m x 2.84m
(11'4" x 9'4")

Bathroom - 2.01m x 1.63m (6'7" x
5'4")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

