



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northampton Road, Market Harborough, LE16 9HZ

£75,000

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“Retire In Comfort!”

Situated in the popular Marshall Court within a short walking distance of Market Harborough’s thriving town centre, this impressive one-bedroom apartment is perfectly situated on the ground floor, with the added benefit of a new kitchen and its own patio space!

Built by the reputable builder McCarthy & Stone Developments, and for the over 55's, the apartment is nestled within a small, one-off development comprising of just 48 apartments with a communal resident’s lounge area, laundry room, communal gardens, a lodge manager and access to the 24-hour emergency Appello call system.

The property is of a leasehold tenure of 125 years from 2001, with approximately 100 years remaining as of 2026. There is a service charge of £3068.25 per annum and a ground rent of £769.19 per annum.

Entrance is gained into the well-maintained communal hall and residents lounge area via a secure intercom system. The apartment is situated on the ground floor with its own private front door.

Modern living/dining room benefitting from updated carpets, a feature electric fireplace, ample space for both living and dining and a door out to the garden.

Beautifully finished and modern kitchen, updated in 2025 and designed with the retirement community in mind with all cupboards within easy access and no high cupboards making it difficult to retrieve any items. The kitchen comprises decorative LVT flooring, base level high gloss fitted units, square edged navy-blue work surfaces, an electric oven, a four-ring electric hob, a useful pull-out larder, a composite sink and space for a freestanding fridge/freezer.

Spacious bedroom benefitting from being double in size and boasting neutral decor and a fitted wardrobe.

Shower room comprising carpeted flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a double width shower enclosure with a fitted shower over.

The property benefits from a useful outdoor patio area with space for a table and chairs and to enjoy the best of the communal gardens.

Located in the sought-after town of Market Harborough and just a stone’s throw from the town centre this fantastic apartment offers an enviable central position. Set back from the road the property boasts well maintained communal gardens with an array of mature plantings and trees, attractive shrubbery and a high-level hedgerow offering a good degree of privacy. There is a private communal car park with additional visitor parking bays.

Living/Dining Room - 6.1m x 3m (20'0" x 9'10") Max

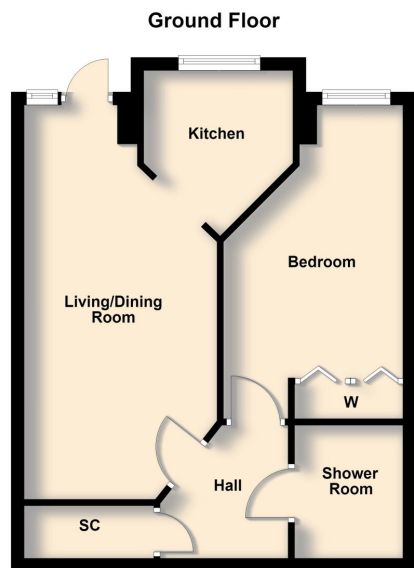
Kitchen - 2.31m x 2.57m (7'7" x 8'5") Max

Bedroom One - 4.85m x 2.79m (15'11" x 9'2") Max

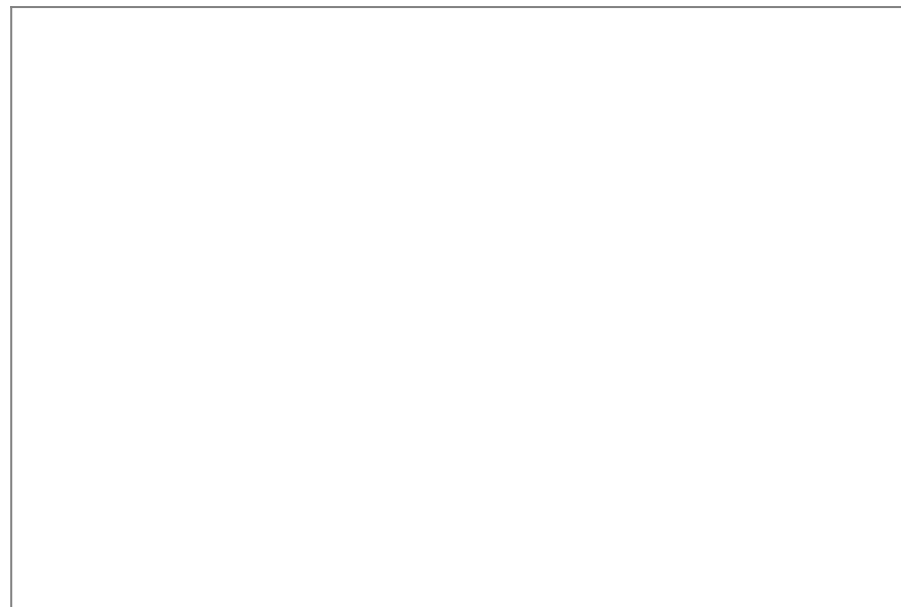
Bathroom - 2.06m x 1.68m (6'9" x 5'6")

Storage Cupboard - 1.91m x 0.84m (6'3" x 2'9")





- Delightful Retirement Property
- Over 55's
- Close to Town Centre
- Patio Area and Communal Gardens



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

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.

