



St Marys Road, Market Harborough

2 1 1



“Attention First Time Buyers and Downsizers!”

Situated within close walking distance to the town centre, train station and supermarkets, this impressive ground floor apartment is perfect for first time buyers and downsizers alike with it's generous proportions, two double bedrooms, spacious open plan living and the added benefit of a parking space right outside the front door!

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, supermarkets, gyms and the train station with links to London St Pancras within an hour.

The property is a leasehold tenure of 125 years from 2007, with the ground rent at £175pa and a service charge of £1040pa.

Entrance through the timber front door leading into the hall with a fitted radiator and a door through to the inner hall with high quality laminate flooring and access to all rooms.

Spacious and open plan kitchen/dining/living room with triple sash windows flooding the room with natural light, high quality laminate flooring, ample space for both living and dining, and ceramic tiled flooring in the kitchen area.

The kitchen comprises eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an Indesit electric cooker, a four-ring gas hob, and space for a washing machine and under counter fridge.

Well-proportioned main bedroom with high quality laminate flooring, a fitted wardrobe and a sash window to the rear elevation.

Second bedroom benefitting from being double in size with a sash window to the rear elevation.

Wet room comprising vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a wall-hung wash hand basin and a walk-in in shower enclosure with a fitted shower over.

Living/Dining Room - 4.67m x 2.08m (15'4" x 6'10")

Kitchen - 5.41m x 2.82m (17'9" x 9'3")

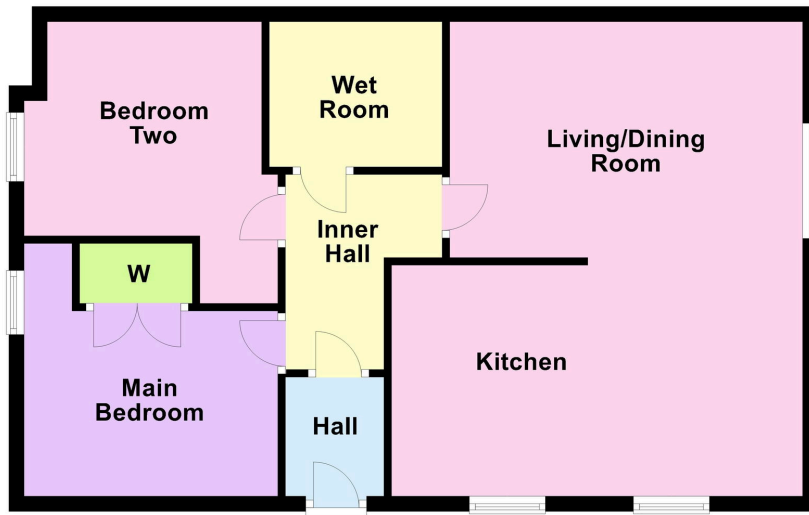
Main Bedroom - 3.33m x 3.25m (10'11" x 10'8") max

Bedroom Two - 3.25m x 2.59m (10'8" x 8'6") max

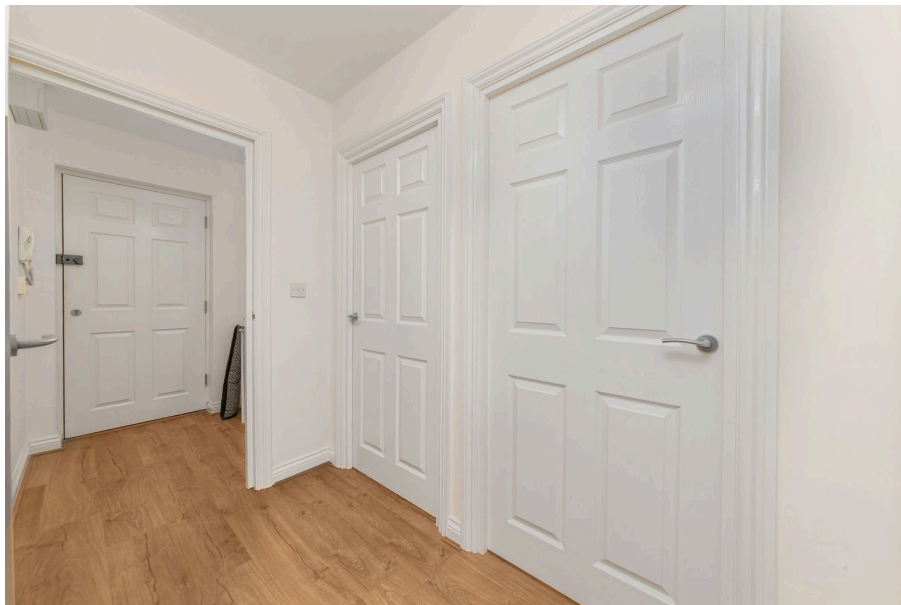
Wet Room - 2.26m x 1.91m (7'5" x 6'3")



Ground Floor



- Town Centre Location
- Ground Floor
- Allocated Parking
- Visitor Parking



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

