

Northampton Road
Market Harborough
LE16 9HZ

£85,000

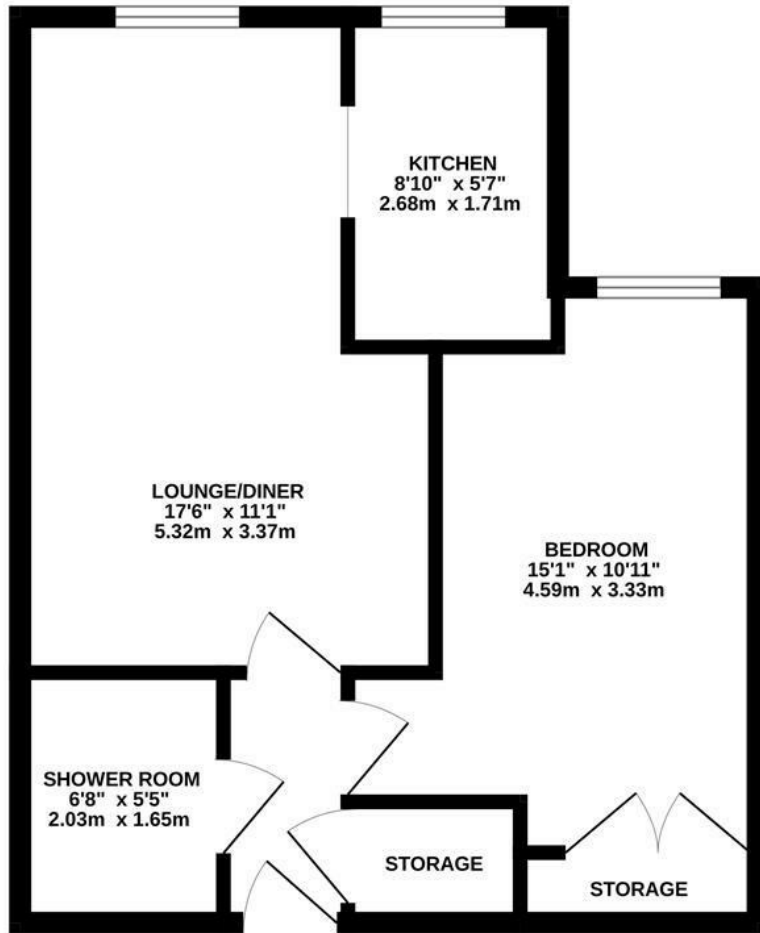


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FLOOR PLANS

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



custom text 1



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WHAT'S GREAT?

A well-presented first-floor apartment, ideally situated within an attractive purpose-built retirement development just south of the vibrant and highly sought-after town of Market Harborough.

The accommodation is conveniently accessed via both lift and communal hallways and benefits from UPVC double glazing and economy 7 heating throughout. The thoughtfully arranged interior currently comprises an entrance hall, a comfortable living room, a well-equipped modern kitchen, a generously sized bedroom, and a bathroom. Residents also enjoy access to a range of communal facilities, including a shared lounge and laundry room.

Externally, the development is set within well-maintained, landscaped gardens, with visitor parking available to the front.

Marshall Court is an established and highly regarded retirement complex, constructed circa 2001 and positioned just off Northampton Road. The location offers excellent access to the

many amenities of Market Harborough, including a wide selection of shops and supermarkets, cafés, bars, and restaurants, as well as a theatre, leisure centre, and nearby green spaces. The town also benefits from a mainline railway station providing regular services to London St Pancras, while road links are equally convenient, with the M1 accessible at Junction 20 and the A14 located to the south.

The Service charge amounts to two payment of £1697.87 a year and the Ground Rent amount to two payments of £384.59 a year.

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SELLER'S SECRET



Why we like it....

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To buy or not to buy....
