



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Attention First Time Buyers and Downsizers!"

Located within a stone's throw of the town centre and train station, this fantastic two bedroom first floor apartment with charming high vaulted ceilings, an en suite shower room, parking space and all in excellent decorative order offering an ideal purchase for first time buyers and downsizers!



Flat 2
Heygate Street
Market Harborough
LE16 7JR





Apartment two is located on the first floor, accessed through the main front entrance featuring a contemporary composite front door with stairs rising to the first floor which leads to the apartments private front door.

Entrance hall with attractive laminate flooring benefitting from under floor heating, access to the useful airing cupboard and all rooms.

Stunning, open plan kitchen/dining/living room boasting high vaulted ceilings with LED spotlights, a small balcony and a fantastic social entertaining space. The attractive room is flooded with natural light from the tri-aspect and boasts continued under floor heating; ample space for both dining and living.

The kitchen area benefits from tiled flooring and comprises an array of eye and base level units, a roll top worksurface, tiled splashbacks and a stainless steel sink. There is an integrated oven with a five ring gas hob and extractor hood over, space for a fridge/freezer, washing machine and tumbler dryer.



Two double bedrooms, both in excellent decorative order with fitted, sliding mirrored wardrobes. The main bedroom is situated to the front elevation with an en suite shower room incorporating floor to ceiling tiling and a three-piece suite to include a fully tiled and enclosed, corner shower cubicle, a low level WC and a pedestal wash hand basin.

Well-presented bathroom with floor to ceiling tiling; LED spotlights and a three piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.



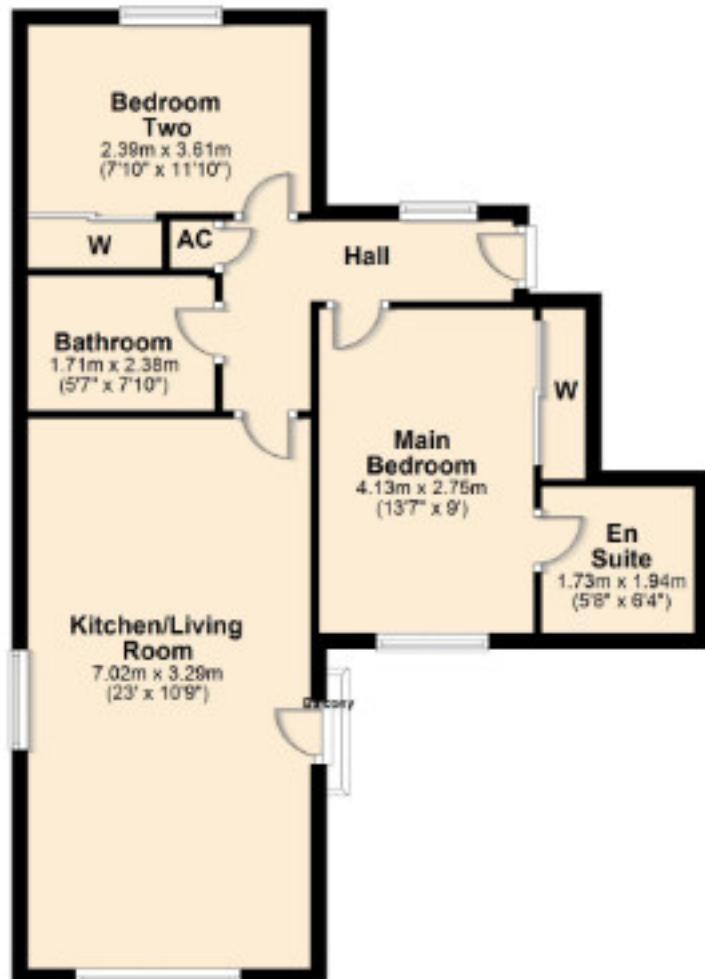
Centrally located within a stone's throw of Market Harborough's thriving town centre, the property is within close walking distance of all local amenities, the train station and schools. The attractive exterior is finished with a charming red brick with a low level retaining brick wall and iron railings enclosing a gravelled border, and a paved path provides side access to the rear garden. There is a hard standing driveway benefitting from off road parking for one car, and the composite front door provides access into the communal hallway.

Ground Rent Charges - 0

Annual Service Charge - TBC

Length of Lease: 999 years

Flat 2 - First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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