



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Grand Union Road, Market Harborough

2 1 1



‘Modern Apartment Living’

Situated nearby the popular Grand Union Canal towpath, within the desirable ‘Wellington Place’ development, this well-proportioned first floor apartment is sure to impress, boasting a modern interior, a fantastic open plan kitchen/living room and two double bedrooms!

Built in 2022 by the reputable developer Taylor Wimpey, the property is situated within a stone’s throw of the neighbouring park and is also within walking distance of the Grand Union Canal, the town centre, and the train station. Wellington Place also benefits from a primary school, and a supermarket and cafe is currently being built.

The property is of leasehold tenure with approximately 120years remaining. There is a small peppercorn ground rent and service charge of £1680 paid to Encore Management.

The apartment is set within a quiet block of just six apartments, with a secure intercom entry system with the main front door providing access into the communal hallway. The apartment itself is situated on the first floor via a wide staircase.

Welcoming entrance hall featuring a window to the side elevation, attractive LVT flooring, a storage cupboard and a telephone intercom system.

Fantastic open plan kitchen/living room boasting a dual aspect flooding the room with an abundance of natural light, LVT flooring and space for both living and dining.

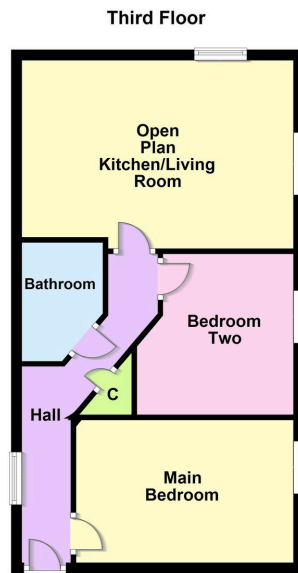
The modern kitchen offers an array of eye and base level units, a marble effect work surface with a matching up-stand, a one and a half bowl sink with a mixer tap and draining board and a range of integrated Zanussi appliances to include a single oven, a four-ring gas hob, a fridge/freezer, a slimline dishwasher and a washer/dryer.

Two beautifully presented bedrooms, both double in size, with generous windows overlooking the neighbouring fields.

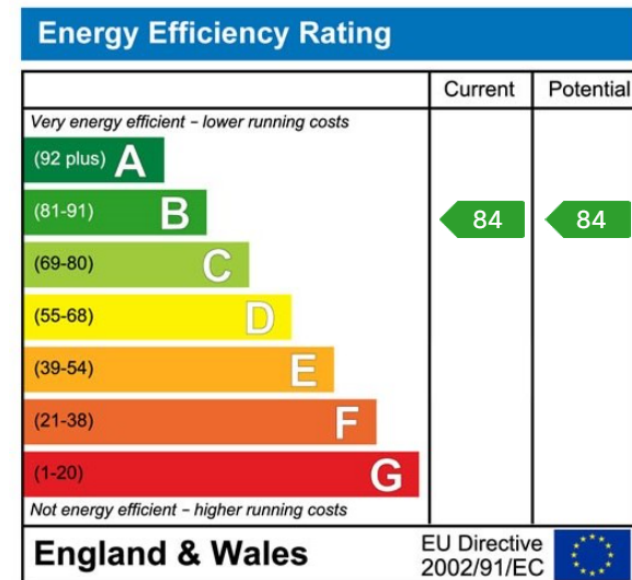
Modern bathroom comprising LVT flooring, ceramic wall tiling, a chrome heated towel rail and a Roca white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

A communal car park provides allocated off road parking for one vehicle with visitor parking spaces also available.





- Open Plan Kitchen/Living Room - 5.31m x 3.61m (17'5" x 11'10")
- Main Bedroom - 4.14m x 2.67m (13'7" x 8'9")
- Bedroom Two - 3.51m x 3.02m (11'6" x 9'11") max
- Bathroom - 2.08m x 1.65m (6'10" x 5'5") max



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.

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