

## 9, Soar House, St. Marys Road, Market Harborough,



**£127,500**

Welcome to this well appointed one-bedroom apartment located on St. Marys Road in the heart of Market Harborough. This property is perfect for first-time buyers or as an investment opportunity, boasting a prime location opposite Market Harborough train station and only a few minutes walk to the abundance of shops, restaurants and amenities. Upon entering, you are greeted by the generous hallway leading through to the good sized open plan living/dining and kitchen space that is ideal for unwinding after a long day or cooking up a meal for friends! The apartment features a well-appointed bedroom, providing a peaceful retreat for relaxation and a modern bathroom with handy utility cupboard. One of the highlights of this property is the balcony, offering a lovely outdoor space to enjoy your morning coffee or evening sunset. Additionally, the allocated underground parking space ensures convenience and security for your vehicle. What sets this apartment apart is the fact that it comes with NO CHAIN, making the buying process smooth and hassle-free. Don't miss out on the chance to own this delightful apartment in a highly convenient location!

*Service without compromise*

## Communal Entrance



Accessed via a secure entry system from St Marys Road. Walk through Swift House, through a further secure door out into the communal gardens. A further secure door provides access into: Soar House. Stairs to: All floors. Lift to: All floors. Postbox.

## Private Entrance Hall



Accessed via the first floor communal landing. Doors off to: Bedroom and bathroom. LED spotlights. Built-in cupboard. Video intercom system. Laminate wooden flooring. Opening through to: Living area.

## Living/Dining/Kitchen 25'1 x 9'9 (7.65m x 2.97m)

A generous open plan living space with 'Juliet' balcony.

## Living Area



UPVC double glazed door to: 'Juliet' balcony. Full length UPVC double glazed window to rear aspect. LED

spotlights. Electric wall mounted radiator. TV and telephone point.

## Dining Area



Ample space for a four seater dining table and handy breakfast bar. LED spotlights. Built-in cupboard. Telephone point.

## Kitchen Area



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single fan assisted electric oven, electric hob, extractor, fully integrated slimline dishwasher, integral microwave and integrated fridge with freezer compartment. The kitchen area benefits from LED spotlights, extractor, under cabinet lighting, tiled flooring and an electric plinth heater.

## Bedroom 11'5 x 8'10 (3.48m x 2.69m)



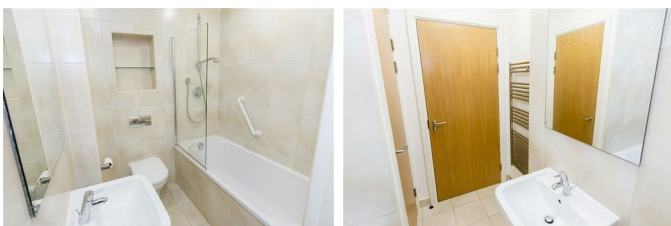
UPVC double glazed door and full length double glazed window onto: Balcony. LED spotlights. Telephone point. Electric wall mounted radiator.

## Balcony



Wooden decking and wrought iron railings over looking communal garden spaces.

## Bathroom 8'6 x 6'0 (2.59m x 1.83m)



Comprising: Panelled bath with mixer tap and shower over, low level WC and wash hand basin. LED spotlights. Extractor. Mirrored inset wall cabinet. Feature wall and floor tiling. Chrome heated towel rail. The bathroom also has an extremely handy utility cupboard with space and plumbing for a freestanding washer/dryer, shelf and hot water tank.

## Communal Gardens



The property has the luxury of its own private balcony with the added benefit of superbly maintained communal gardens. The garden areas are a mixture of paving and lawns bordered by well established planting. The paved patio areas benefit from seating throughout the summer months.

## Secure Underground Parking



The property has one allocated parking space that is accessed through secure roller gates. There is automatic lighting, bin refuse and access to the main building with lifts to all floors.

## Leasehold Information

There is a lease of 150 years, with 135 years remaining. The service charge is £1,176.29 paid bi-annually (£588.15) and ground rent is £339.32 paid per annum.

## Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

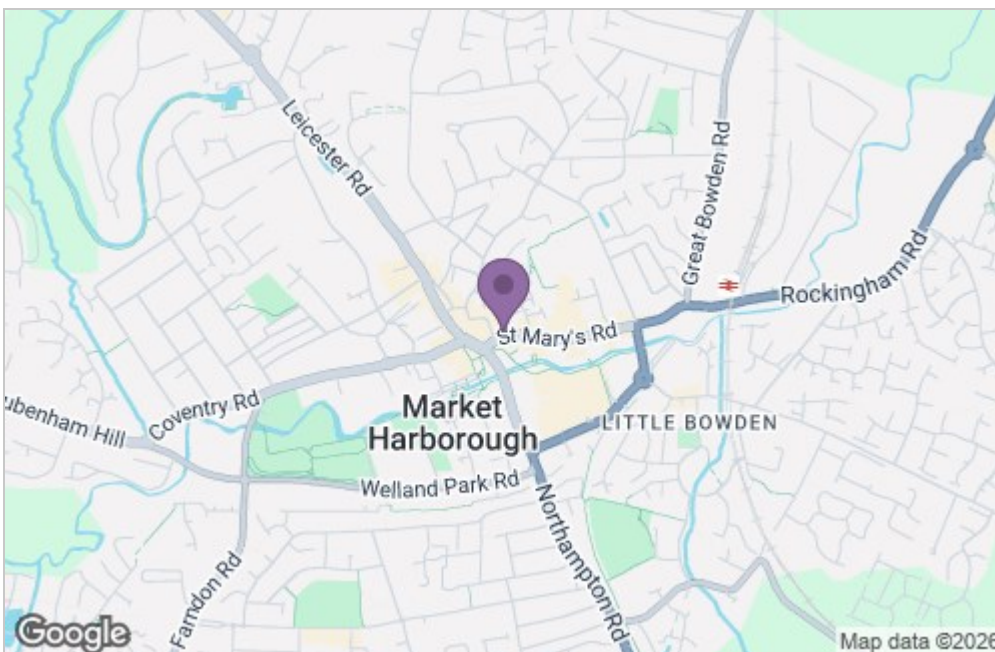
## Floor Plan



Total area: approx. 45.5 sq. metres (490.2 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

