



**HENDERSON
CONNELLAN**
ESTATE AGENTS



"Attention First Time Buyers!"

Situated within close walking distance to the town centre and overlooking the neighbouring park, this fantastic freehold, first floor apartment is a perfect choice for first time buyers!

Conveniently located within walking distance of the town centre, the train station with direct links to London St Pancras, local parks and schools and the Grand Union Canal.

For those looking for an investment purchase, Henderson Connellan has provided a rental valuation of approximately £700pcm, providing with a fantastic rental yield of over 6%!

Benefitting from being freehold tenure, the property does not have any ground rent or service charges.

Entrance to the property is gained to the rear of the property, via a low maintenance entrance way and its own separate entrance door.

Welcoming entrance hall with a staircase rising to the first-floor accommodation.

The modern kitchen/living room boasts a side window fabulous park views overlooking Logan Street Park, space for both living and dining and a storage cupboard.

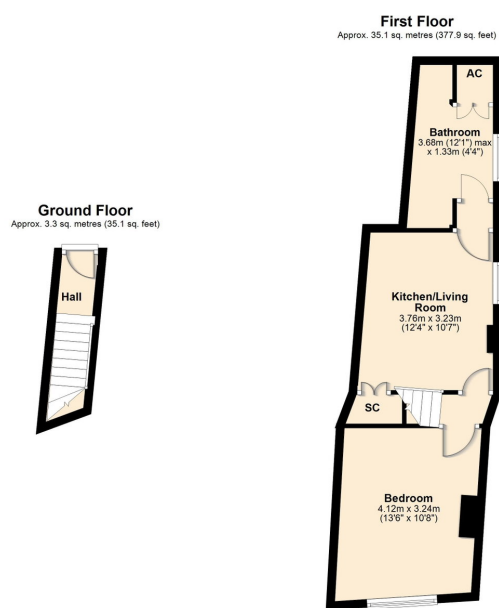
The kitchen features eye and base level units, a breakfast bar, a roll-top work-surface, a stainless-steel sink with a mixer tap and draining board, ceramic wall tiling, a cooker and space for a fridge/freezer, washing machine and a smaller appliance by the sink.

The bedroom features a generous window to the front elevation, newly fitted carpets and space for a double bed and wardrobes.

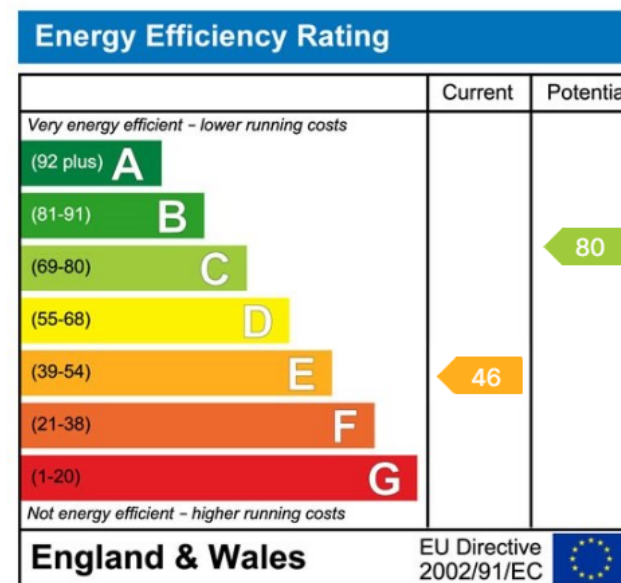
The generous sized bathroom comprises new easy-clean tiled effect flooring, ceramic wall tiling, a panel enclosed bath with a shower attachment, a pedestal wash hand basin and a low-level WC.

The loft space is a generous size, allowing you to convert the space to create further bedrooms, subject to relevant consent.





- First Floor Apartment
- Close to Town Centre
- Opposite Neighbouring Park
- Freehold



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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