



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Central Convenience!"

Situated just a stones' throw from Market Harborough's historic town centre, this impressive flat is ideally situated on the top floor with a south-east facing balcony overlooking the park, two bedrooms and a modern bathroom!



Shropshire Close
Market Harborough
LE16 7LE





Conveniently located very close to Market Harborough town centre with a variety of amenities, local shops and restaurants, schools, gyms, churches, and the train station with direct links into London St Pancras within an hour.

Entrance through the composite front door leading into the inviting entrance hall with attractive laminate flooring and access to the attic space via a hatch.

Spacious and naturally light living/dining room with views out over the neighbouring park and a fantastic south-east facing balcony offering a perfect space to sit out and enjoy the sun.

Kitchen comprising attractive laminate flooring, eye and base level high gloss fitted units, roll top work surfaces, a stainless-steel sink, an integrated Zanussi electric cooker with a four-ring gas hob and extractor over, space for a fridge/freezer and space for a washing machine.

Main bedroom benefitting from being double in size with a window overlooking the neighbouring park and a useful fitted wardrobe. The second bedroom is a generous single and offers the potential to be utilised as a study for anybody working from home.

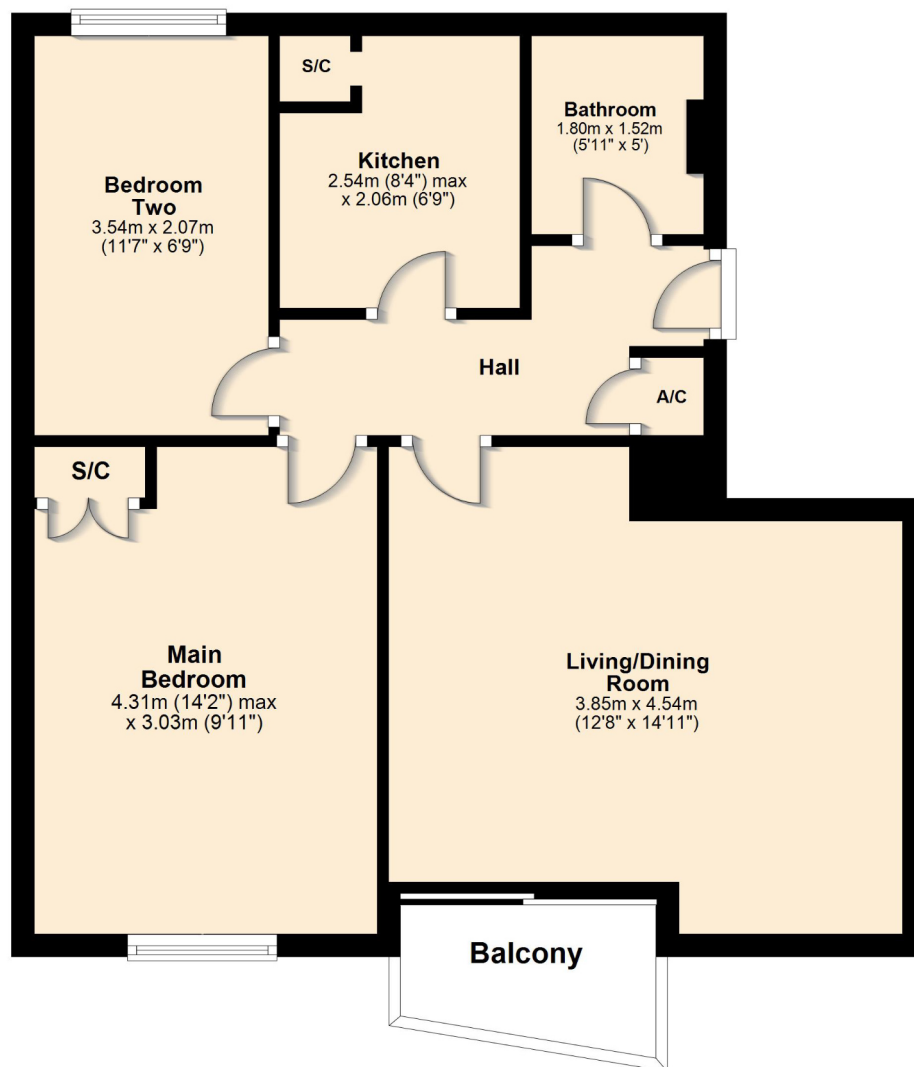
Modern and stylish bathroom comprising ceramic tiled flooring and walls, a heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a Triton electric shower over.

The property is a leasehold tenure with a 125-year lease from 08/05/1989. The combined service, maintenance and ground rent charges are approximately £100pcm.

The property is approached via the shared access road with parking spaces available on a first-come, first-served basis. An external shed located in a block is allocated to Flat 12 offering ideal storage. A secure door with an intercom system leads into the communal Entrance Hall and stairs flow up to the Top Floor where Flat 12 is located with a storage cupboard to the left of the front door.



Top Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) 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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