



**HENDERSON
CONNELLAN**

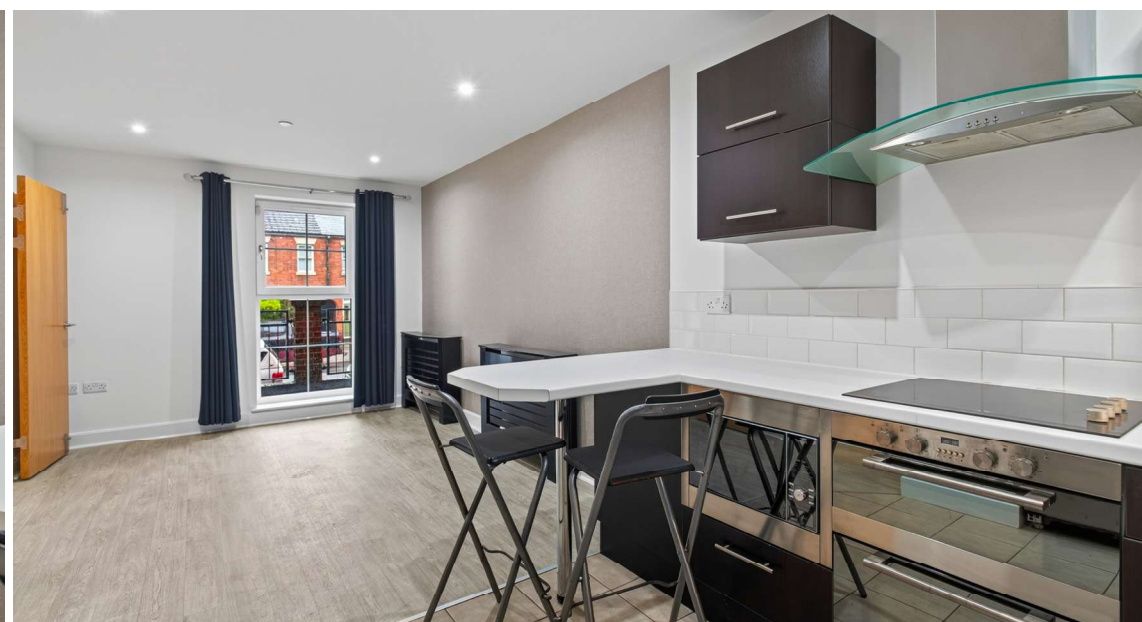
ESTATE AGENTS

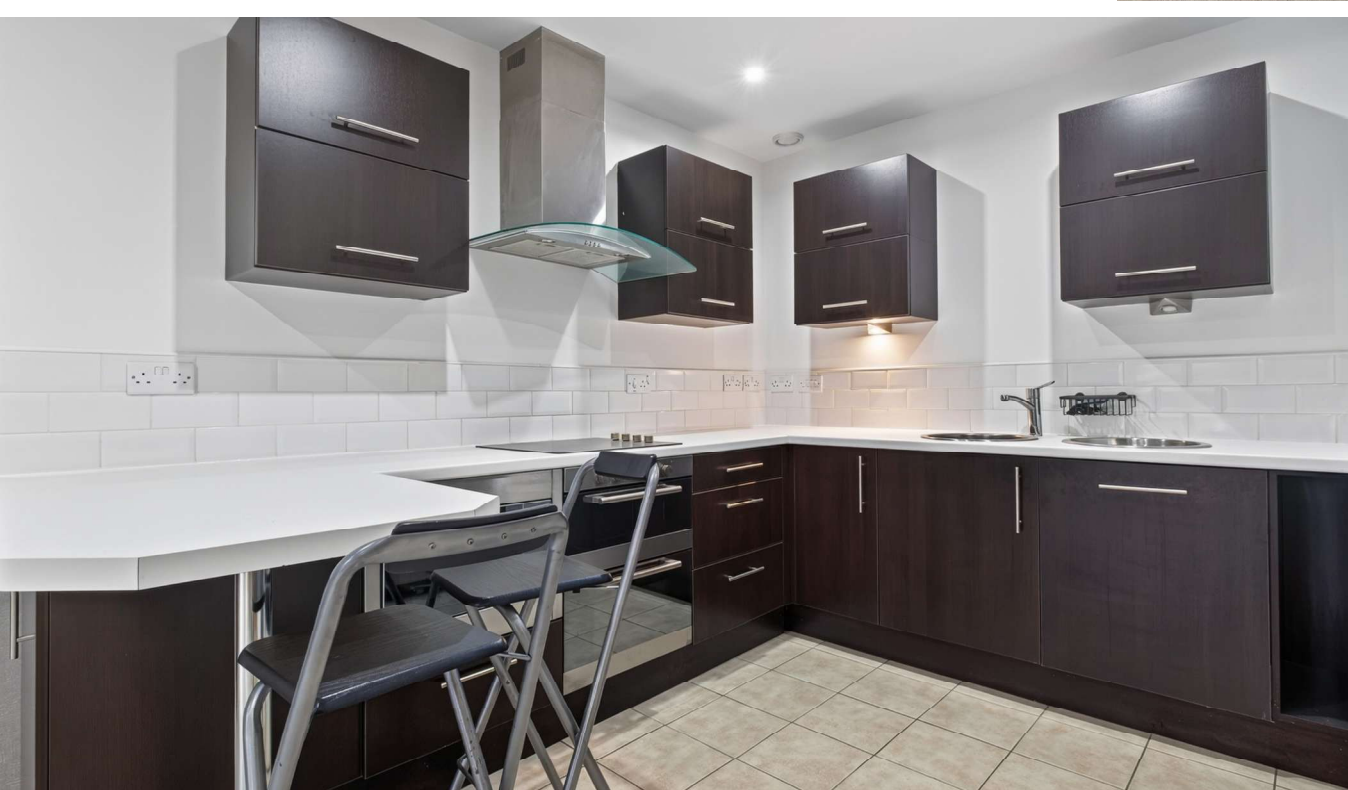
"Central Location!"

Offered for sale with NO ONWARD CHAIN, this modern two bedroom apartment benefits from a ground floor position, an allocated parking space and a highly convenient central location, making this an ideal property for first time buyers, downsizers and investors alike!



Swift House
St Marys Road
Market Harborough
LE16 7GL





Located on the ground floor, the property benefits from being within very close walking distance of all local amenities, including the thriving town centre with its excellent range of independent shops, cafes and restaurants. The train station is also within a stone's throw of the apartment, offering convenient access into London in just under an hour.

The property is accessed through the secure front entrance to Swift House, with apartment 7 being conveniently situated on the ground floor.

Inviting entrance hall with attractive laminate flooring and access to a useful storage cupboard, providing excellent additional storage space.

Contemporary open plan kitchen/dining/living room boasting a fantastic open plan layout, with attractive tiled flooring to the kitchen area and complementary vinyl flooring to the living space. The modern kitchen incorporates an array of eye and base level units, a roll top work surface and a useful breakfast bar, creating a fantastic informal dining and entertaining space. There is also a stainless-steel sink with draining board and a range of integrated appliances including a double oven, dishwasher and combination microwave oven/grill, alongside a large freestanding American-style fridge/freezer.

Spacious living area with a large full-length window overlooking the front of the property, flooding the room with an abundance of natural light and creating a bright and airy living environment. There are also double doors leading directly from the living room into bedroom two, offering excellent flexibility to the accommodation and could be utilised as a second bedroom, or alternatively as a dining room, home office or study, depending on the needs of the occupier.



The apartment boasts two well-proportioned double bedrooms, with both bedrooms benefiting from impressive floor-to-ceiling windows overlooking the front of the property. Bedroom one further benefits from a fully openable door with Juliet railings, providing an attractive feature and allowing excellent natural light and ventilation.

Modern bathroom with attractive floor-to-ceiling tiling and a contemporary three piece suite. The suite comprises an enclosed WC, wash hand basin and a fully enclosed bath with shower over and glass shower screen. There is also discreet storage behind the mirrored cabinet and a chrome heated towel rail.

Useful separate cupboard housing the washer/dryer and water tank, providing a practical and discreet space for essential appliances.

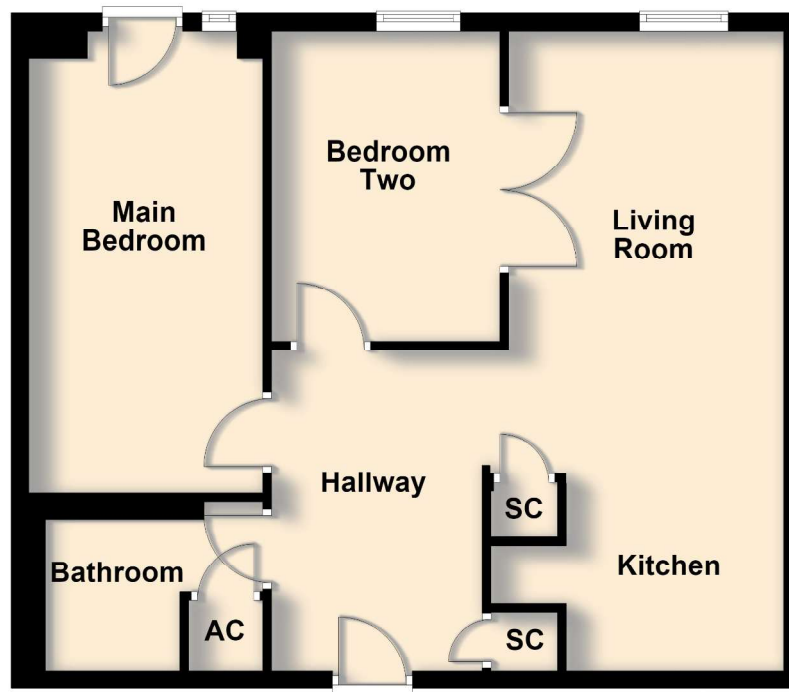


The apartment is of a leasehold tenure of 150 years commencing from December 2010, with 134 years remaining. There is a service charge of £1,648pa, a ground rent of £200.00pa and buildings insurance of £111.24 pa.

Swift House is approached via a secure fob-operated and intercom communal entrance system, leading into a welcoming and modern entrance lobby. There is a door providing direct access to the communal gardens, with apartment 7 conveniently situated on the ground floor.

Further benefits include access to the communal gardens and an allocated parking space within the secure, gated underground car park, a particularly desirable feature for those seeking convenient town centre living.

Ground Floor



Open Plan Kitchen/Living Room - 7.24m x 3.1m (23'9" x 10'2") max

Main Bedroom - 5.21m x 2.64m (17'1" x 8'8") max

Bedroom Two - 3.4m x 2.57m (11'2" x 8'5")

Bathroom - 2.44m x 1.75m (8'0" x 5'9") max

*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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