



Connells

Swift House St Marys Road
Market Harborough

Swift House St Marys Road Market Harborough LE16 7GL

for sale offers over
£150,000



Property Description

NO ONWARD CHAIN

This beautifully presented second-floor apartment in the sought-after town of Market Harborough offers modern and stylish living throughout.

The accommodation comprises a contemporary open-plan kitchen, dining and living area, a spacious double bedroom, and a bathroom. The property also benefits from a communal garden, secure underground parking, and additional storage space.

Ideally suited to first-time buyers, investors, and professionals alike, the apartment enjoys a prime location directly opposite the train station, offering excellent transport links to London. The thriving town centre, along with a wide range of local amenities, shops, restaurants, and leisure facilities, are all within easy walking distance.

Early viewing is highly recommended to fully appreciate both the accommodation and the convenient location on offer.

Lease term: Approximate 133 years
Service Charges Approximate £171.21 per month plus ground rent of £339.32 per annum.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Kitchen Area

Split into two distinct areas, the kitchen comprises a range of wall and base units with work surfaces over, an integrated electric oven and hob with extractor hood above, integrated microwave, and a stainless-steel

sink and drainer. There is also space for a fridge and a breakfast bar, providing an ideal space for casual dining. The open-plan layout flows seamlessly into the living and dining area, creating a bright and sociable environment, perfect for modern living.

Living Area

The living area is a large space, carpet flooring,

Bedroom

Double bedroom.

Bathroom

Three piece bathroom comprising a bath with shower, wash hand basin with vanity and wc.

Outside

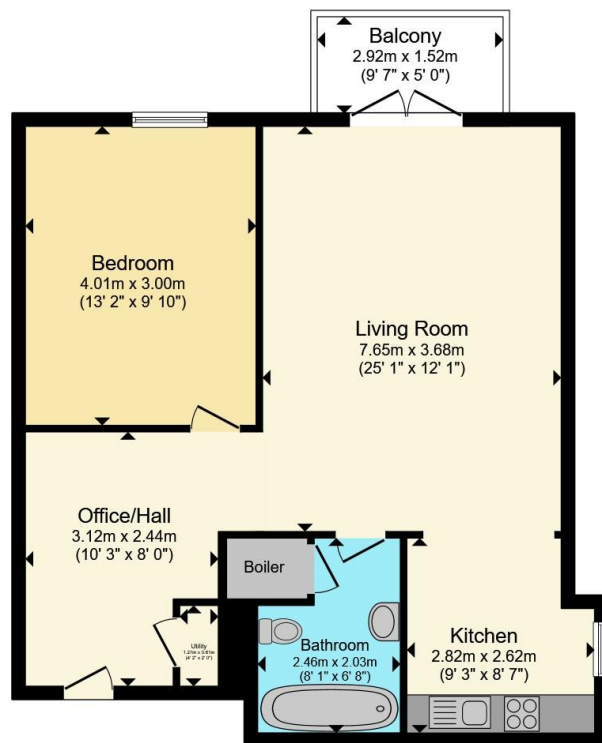
Swift House is ideally located just a stone's throw from the train station, making it perfect for commuters. Accessed via steps from St Mary's Road, the building benefits from a secure communal entrance with a video intercom system.

The communal hallways and lift are maintained to an impeccable standard, providing a welcoming environment for residents and visitors alike. Outside, the beautifully kept communal gardens offer a variety of patio seating areas, lawned spaces, and mature planted borders, creating an attractive outdoor setting.

Further benefits include a secure underground basement car park with an allocated parking space, along with additional storage. The lift also provides convenient access from the

basement level directly to the residential floors.





Total floor area 78.9 m² (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

EPC Rating: C

Council Tax
Band: B

Service Charge:
1475.42

Ground Rent:
339.32

Tenure: Leasehold

view this property online connells.co.uk/Property/MKH308407

This is a Leasehold property with details as follows; Term of Lease 150 years from 07 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MKH308407 - 0008