HENDERSON
CONNELLAN
ESTATE AGENTS

Northampton Road, Market Harborough

2 2 2

"Central Luxury Living with Parking!"

Offered for sale with no upward chain, this spacious two bedroom apartment is sure to impress, boasting a fantastic central position by the town centre, with a private courtyard and allocated off road parking.

Set over 1000sqft, the property also benefits from underfloor heating throughout and a well kept interior.

Conveniently located within very close walking distance to the town centre with a variety of independent shops and local restaurants. The train station is also close by offering links to London St Pancras within an hour.

Set back and elevated from the road, the property boasts a neat and attractive frontage, enclosed by charming wrought iron gate, featuring a lawn and steps rise to the front door.

To the side of the property is an electric gated entrance to a private car park with an allocated parking space for one vehicle.

Entrance is gained through a composite front door into a welcoming entrance hall with a fitted floor mat, a useful storage cupboard and steps lead down to the lower floor accommodation.

Stunning open plan kitchen/dining/ family room offering a fantastic flexible living space boasting a well-presented decor, underfloor heating, ample windows flooding the room with natural light and space for both dining table and chairs.
The kitchen area features timber effect flooring, a host of shaker style eye and base level units, a roll top work surface which extends to a breakfast bar for additional seating, ceramic wall tiles, and a Blanco stainless steel one and a half bowl sink with a mixer tap and draining board. High quality Bosch integrated appliances include an oven, a four ring electric hob with a chimney hood extractor, a fridge freezer, a dishwasher and a washer-dryer.

The lower floor landing benefits from under stairs storage space and access to two double bedrooms, an en-suite shower room and a bathroom.

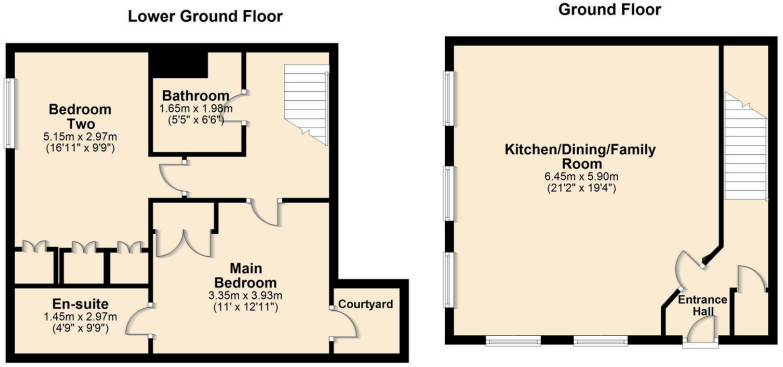
Impressive main bedroom boasting built-in wardrobes, underfloor heating, space for a king size bed, an ensuite shower room and a door leads out to a private courtyard.

Modern ensuite shower room comprising a chrome heated towel rail, attractive porcelain floor and wall tiles, under floor heating, LED ceiling spot lights and a NK Porcelanosa white three piece suite to include a double-width shower cubicle, a pedestal wash hand basin and a low level WC.

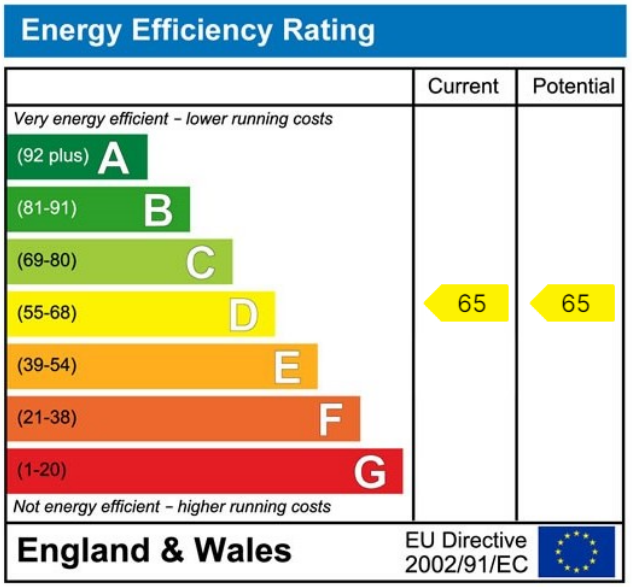
The second bedroom also boasts a double size benefitting from a neutral decor, underfloor heating, built-in wardrobes and a window injecting the room with natural light.

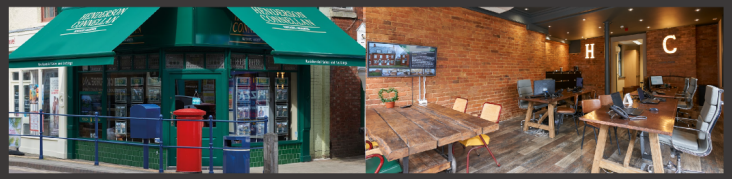
Well-presented bathroom featuring attractive porcelain floor and wall tiles, under floor heating, LED ceiling spot lights and a NK Porcelanosa white three piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low level WC.

The property is of leasehold tenure with approximately 129 years left remaining on the lease. The service charge is £821.50 paid every 6 months. Ground rent is £75 paid every 6 months. The current service charge is paid up to the 31st May 2027!



- Kitchen/Living/Dining Room 21' 2" x 19' 4" (6.45m x 5.89m)
- Ensuite 4' 9" x 9' 9" (1.45m x 2.97m)
- Bedroom Two 13' 4" x 9' 11" (4.06m x 3.02m)
- Main Bedroom 11' 0" x 12' 2" (3.35m x 3.71m)
- Courtyard 7' 2" x 4' 10" (2.18m x 1.47m)
- Bathroom 7' 6" x 5' 9" (2.28m x 1.75m)





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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.