

105 St Marys Road, Market Harborough, LE16 7DT



Offers Over £175,000

Fantastically located between Market Harborough's wonderful town centre & its train station with sub one-hour links to London's St Pancras is this modern ground floor apartment. Beautifully presented accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two double bedrooms & a Jack & Jill en-suite bathroom accessed from both the master bedroom & hallway. Outside, there is an allocated parking space & communal garden areas including a patio directly off the master bedroom's French doors. Internal viewing is highly recommended.

Communal Entrance Hall

Key coded main entry door to the building. Hallway leading to the apartments private front door.

Entrance Hallway

Main entrance door. Entry telecom system. Radiator.

Lounge Diner 15'5" x 14'2" (4.70 x 4.32)



Two double glazed sash style windows to front. Two radiators. Opening through to Kitchen.

(Lounge Diner Photo Two)



(Lounge Diner Photo Three)



Kitchen 8'5" x 6'8" (2.57 x 2.03)



Fitted range of wall and floor mounted units with roll edge worktops. Electric oven. Gas hob with extractor hood. One and a half bowl stainless steel sink. Space and plumbing for washing machine. Space for fridge freezer (appliances can stay upon request). Tiled splash backs. Tiled flooring.

Master Bedroom 14'0" x 11'1" (4.27 x 3.38)



Double glazed French doors to the rear of the building. Built-in wardrobe. Radiator.

(Master Bedroom Photo Two)



Bedroom Two 11'0" x 8'5" (3.35 x 2.57)



Double glazed window to rear. Built-in wardrobe. Radiator.

(Bedroom Two Photo Two)



Jack & Jill Bathroom 10'0" x 6'5" (3.05 x 1.96)



Doors from Master Bedroom and Hallway. White three piece suite comprising WC, wash hand basin and panelled bath with shower mixer tap and glazed shower screen. Heated towel rail. Extractor fan. Shaver point. Tiled splash backs. Tiled flooring. Cupboard housing gas combination central heating boiler.

(Jack & Jill Bathroom Photo Two)



Communal Garden Areas



Surrounding the building are some communal garden areas with a pleasant paved patio directly behind the master bedroom's French doors. (Please note that this area is not private to the apartment, but provides a useable space to enjoy the outside).

Parking

There is one allocated private parking space to the property.

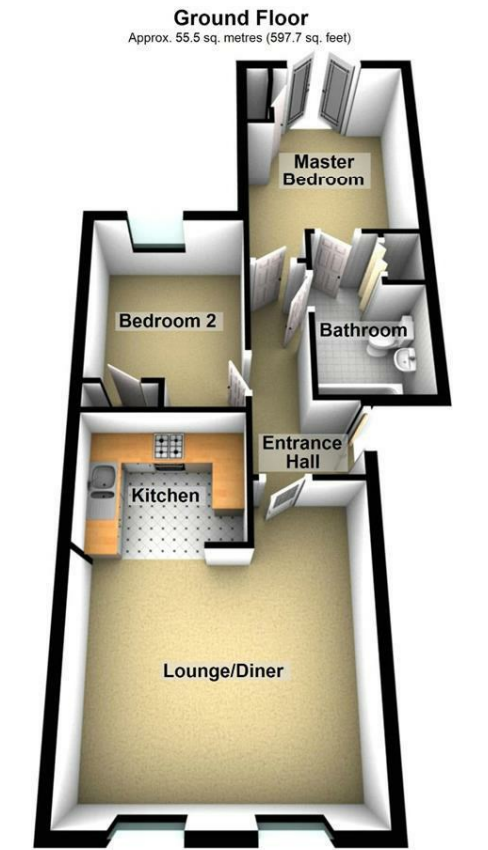
Lease Information & Charges

Lease length is 125 years from 1st October 2007. The most recent ground rent payment was £175 per annum and maintenance charge was £1290 per annum, in which includes buildings insurance. Please note that this information was provided by the vendor in good faith and must be verified by a solicitor before exchange of contracts.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

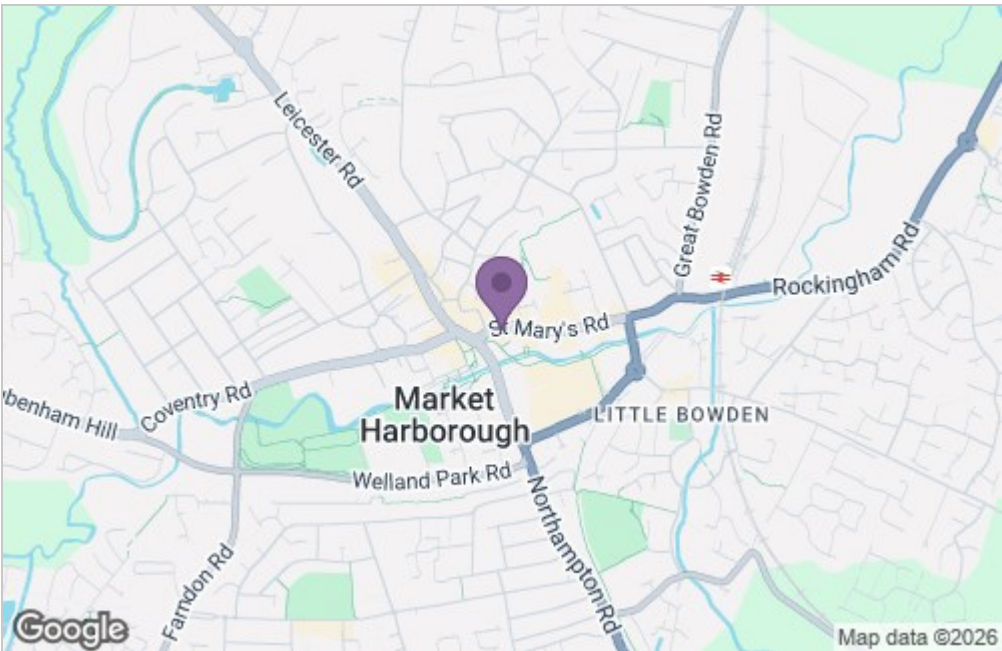


Total area: approx. 55.5 sq. metres (597.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

