



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Birch House, St. Marys Road, Market Harborough

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'Idyllic Town Centre Living with a Balcony!'

Neatly tucked away off St Marys Road within a stones' throw of the town centre, this fantastic first floor apartment boasts generous proportions, two bedrooms, a modern finish and a balcony, making this a perfect purchase for first time buyers, investors and downsizers alike!

Conveniently located within very close walking distance to local supermarkets, the train station with direct links to London St Pancras and the town centre with a variety of independent local shops and restaurants.

The property has 131 years remaining of its 150 year lease, with a ground rent of £75 per annum, and a service charge of approximately £1,975.94 per annum paid to Jarroms Management Company.

Welcoming entrance hall featuring a neutral decor, LED ceiling spotlights, a utility cupboard with plumbing for a washing machine, a further storage cupboard and attractive timber panelled doors lead to each room.

Beautifully appointed, open plan, kitchen/living/dining room, boasting a south-facing aspect, with space for both living and dining and French patio doors lead out onto the balcony, overlooking the River Welland.

The kitchen is complete with an array of eye and base level units, a roll-top work-surface, a Franke sink with a mixer tap and draining board, a single oven, a four-ring electric hob and space for a fridge/freezer.

The south-facing balcony provides a delightful space to enjoy the River Welland and is ideal for those who enjoy watching the benefits of town life.

Two well-presented double bedrooms, in excellent decorative order, with LED ceiling spotlights.

The main bedroom is a good size with space for a bed and wardrobes, and features an airing cupboard, and the second bedroom boasts French patio doors onto the balcony.

Modern shower room comprising a heated towel rail, ceramic wall tiling, LED ceiling spotlights, and a white Roca three-piece suite to include a corner enclosed shower, a pedestal wash hand basin and a low-level WC.

Set back from St Marys Road, the property offers a neat frontage with a block paved car park providing allocated off-road parking. A covered canopy sits above the main communal front door, and a secure telecom entry system provides access into the main apartment block.

The apartment itself is located on the first floor, with lift access also available.

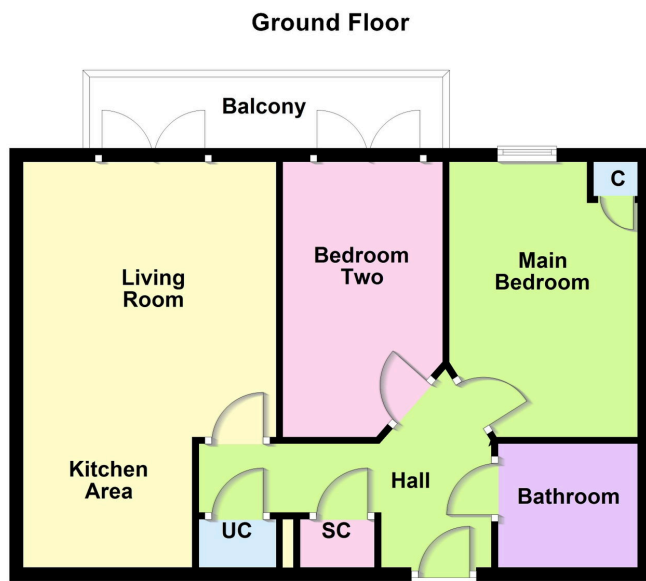
Open Plan Kitchen/Living Room - 5.99m x 3.73m (19'8" x 12'3") max

Main Bedroom - 3.38m x 2.79m (11'1" x 9'2")

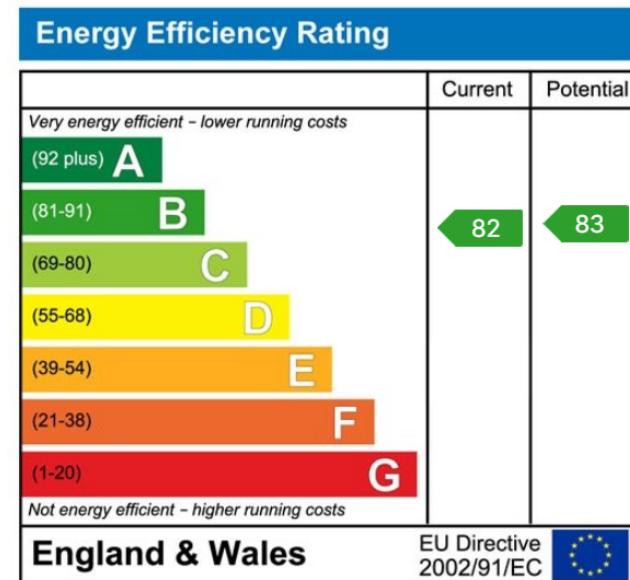
Bedroom Two - 3.96m x 2.39m (13'0" x 7'10") max

Bathroom - 2.13m x 1.93m (7'0" x 6'4")





- Central Town Centre Living
- Close to Station
- South Facing Balcony
- First Floor with Loft Access
- Allocated Parking
- Well presented
- Two Double Bedrooms



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.

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