ADAMS & JONES

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Service without compromise

Flat 1 Jennings Court, Market Harborough, LE16 7FH

£149,950

This spacious ground floor apartment offers a unique position in town, being a few minutes walk from both the railway station and town centre, whilst being tucked away in a quiet courtyard.

The accommodation is offered in excellent decorative order and benefits from sealed unit double glazing and double glazing. It includes an open plan entrance hall, lounge/diner, fully fitted kitchen/breakfast room, double bedroom and bathroom.

Unusually for a property of this nature it also has a single garage and there is non-allocated residents parking.

With the benefit of no upward chain, we would highly recommend an early internal inspection.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Open Plan Entrance Hall 6'6" x 5'7" (1.98m x 1.70m)

Accessed via solid timber front door. Open to the lounge and doors to the kitchen and bathroom.

Lounge 14'0" x 11'6" (4.27m x 3.51m)

Bright open-plan lounge with dual aspect multi paned and double glazed windows. Radiator. Television and telephone points. Door to the bedroom..

Kitchen/Breakfast Room 11'5" x 9'2" (3.48m x 2.79m)

Fitted kitchen with light wood effect base and wall units. Laminated work surfaces with complementary tiled splash backs. Integrated appliances to include: Slimline dishwasher, automatic washing machine. electric oven and four ring gas hob with stainless steel hood over, and upright fridge/freezer. Wall mounted gas fired combination central heating boiler. Radiator. Multi paned and double glazed window to the front elevation.

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

Multi paned and double glazed dual aspect windows. Television point. Radiator.

Bathroom

White suite comprising panelled bath with mains shower fitment over, pedestal wash hand basin and low level WC. Complementary tiled floor and walls. Radiator. Extractor fan.

Garage 15'5" x 8'3" (4.70m x 2.51m)

Up and over access door.

Outside

Directly between the house and the garage is a block paved patio area which could be used as a seating or drying area. There is communal, non allocated parking in the courtyard.

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Lease and Service Charges

At the time of preparation of particulars, the property had a 999 year lease dating from 2008. There is a residents management company, Jennings Management Company Ltd and, as an owner of 1, Jennings Court, you will receive 20% ownership of this company.
Service charges are £68 per month.

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.

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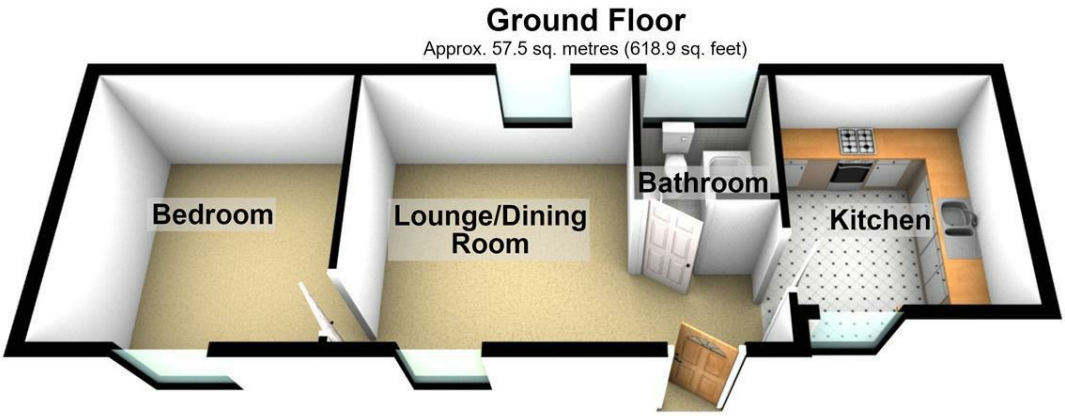
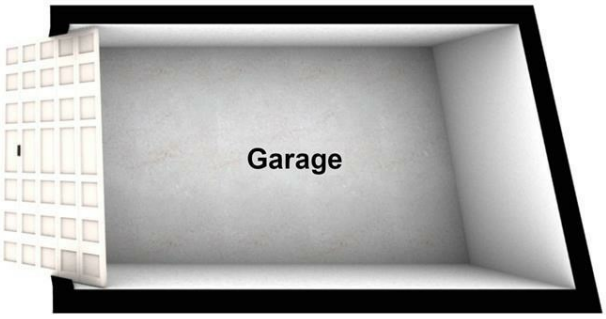
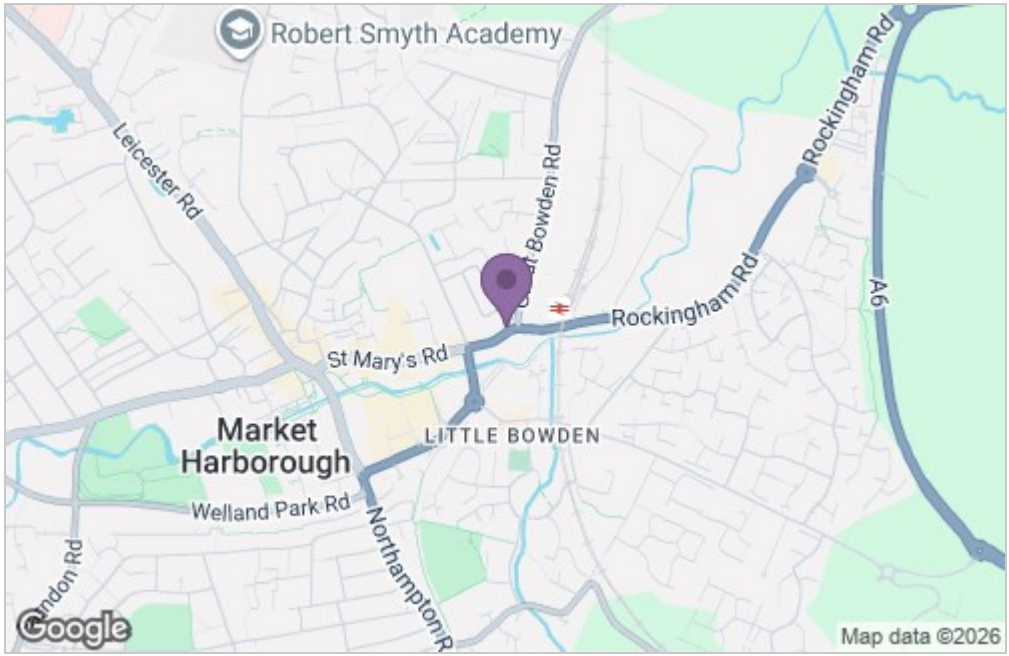
Floor Plan



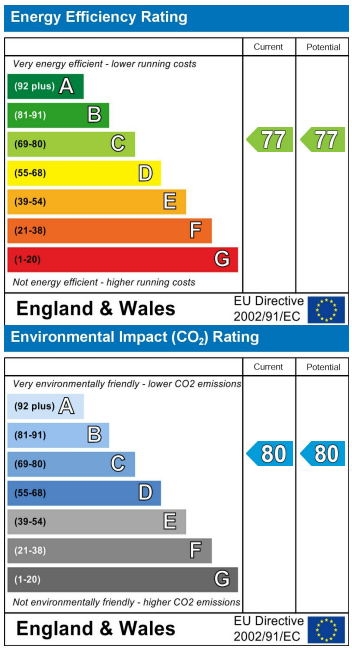


Total area: approx. 57.5 sq. metres (618.9 sq. feet)

Area Map



Energy Efficiency Graph



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