



**HENDERSON
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ESTATE AGENTS

Edna Bowley Court, Market Harborough

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“Luxury, Central Apartment Living With a Balcony!”

Situated within a stone's throw of Market Harborough's thriving town centre, train station and local amenities, this exceptional two-bedroom luxury apartment offers more than what meets the eye with its direct lift access offering convenience up to the third floor, generous proportions throughout and a south facing balcony!

Offered for sale with no onward chain, this fantastic apartment boasts the perfect purchase for a wide market of buyers including first time buyers, downsizers, buy to let investors or the retired with its generous square footage of over 1000 square feet.

Entrance is gained into the communal hallway with access to the lift that ascends directly up into this specific apartment itself. This luxury design feature offers not only convenience and exclusivity, but has also been thoughtfully created with security in mind. The apartment also benefits from its own front door access with stairs rising from the communal hallway if preferred.

The apartment's entrance hall is flooded with natural light from the two Velux windows and features two generous cupboards and an airing cupboard.

Beautifully appointed living room with high ceilings, an immaculate decor and a desirable dual aspect featuring tall windows to the front elevation and French doors out to the balcony.

Modern kitchen/dining room benefitting from an open plan layout with ample space for a dining table and chairs and French doors lead out to the balcony boasting a sought after south facing aspect. The kitchen features an array of shaker style eye and base level units, a roll top worksurface with upstand and a stainless steel one and a half bowl sink with draining board. There are a host of integrated appliances to include an integrated oven with a 'Neff' four ring hob and extractor hood over, dishwasher, washing machine under 2 years old and fridge/freezer.

Two double bedrooms both with attractive raked ceilings, bespoke fitted wardrobes and a neutral, well-kept decor. The second bedroom is located to the rear south facing elevation and features a host of bespoke drawers and cupboards.

Impressive main bedroom featuring a fitted deep cupboard and an en suite shower room. The en suite has been finished with floor to dado height tiling, a three-piece suite to include a double width shower enclosure, a low-level WC and a wall mounted wash hand basin.

Well-proportioned and immaculately presented bathroom with floor to dado height tiling and a three piece suite to include a corner panelled bath with hand held shower over, a low level WC and a wash hand basin.

The property is of a leasehold tenure with 150 years from 1st January 2007 with 132 years remaining. The current service charge is approximately £120pcm and a ground rent of £150pa.

The property benefits from two allocated off-road parking spaces, with visitor parking also available. The communal areas are well kept and offer space for seating outside in the summer months. The apartment features its own private balcony with a desirable south facing aspect and enclosed by a red brick wall with charming coping stones. The balcony boasts a paved patio area providing space for seating and entertaining and is well connected to the apartment with its two sets of French doors from the living room and kitchen/dining room.





- Kitchen/Dining Room - 5.54m x 2.74m (18'2" x 9'0")
- Living Room - 6.43m x 3.53m (21'1" x 11'7") max
- Main Bedroom - 5.79m x 4.14m (19'0" x 13'7") max
- En Suite - 2.82m x 1.14m (9'3" x 3'9")
- Bedroom Two - 4.17m x 3.56m (13'8" x 11'8") max
- Bathroom - 2.82m x 1.96m (9'3" x 6'5")



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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.

