



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Freshman Way, Market Harborough

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"Step On To The Ladder"

Whether you are an investor, first time buyer or downsizer, this beautifully presented two bedroom apartment is a perfect step onto the property ladder, with its generous proportions, off road parking and positioned within walking distance of the local amenities!

The property is within walking distance to the local Farm Shop, town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

A fantastic buy to let investment opportunity with a potential rental income of approximately £850 pcm.

Welcoming entrance hall featuring a window to the rear elevation, a cloak cupboard and an additional storage cupboard.

Fantastic open plan kitchen/living/dining room, boasting a dual aspect flooding the room with an abundance of natural light.

The living/dining area benefits from a delightful Juliette balcony, well-kept carpeting and space for both living and dining.

The modern kitchen comprises attractive tiled flooring, a host of eye and base level units, a roll top work-surface with a matching up-stand, a stainless-steel sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a washing machine and fridge freezer.

Two well-presented bedrooms in excellent decorative order with the main bedroom benefitting from built in wardrobes.

Modern bathroom with attractive floor and wall tiling, a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Allocated off road parking for one vehicle.

The property is of leasehold tenure from 2011 with approximately 112 years remaining on the lease. There is an annual ground rent of £353.52, annual service charge of £901.72 per annum.

Kitchen/Living Room - 6.38m x 3.23m (20'11" x 10'7")

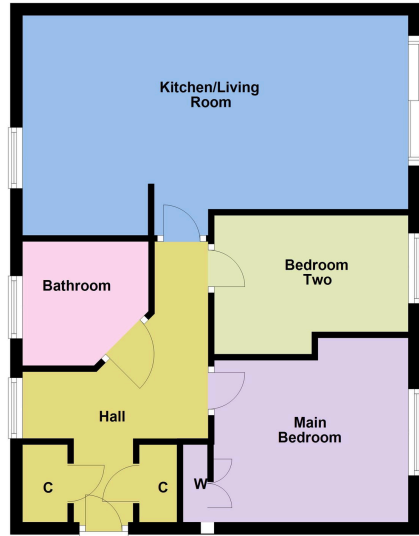
Main Bedroom - 3.25m x 3.05m (10'8" x 10'0")

Bedroom Two - 3.25m x 2.11m (10'8" x 6'11")

Bathroom - 2.11m x 1.91m (6'11" x 6'3")



First Floor



- Well Presented Interior
- Investment Opportunity
- Off Road Parking
- Close To Farm Shop



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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