

20-22 Church Street, Market Harborough, LE16 7AA



£845 Per Month

Situated in the heart of this pretty market town, with all its excellent restaurants, bars and amenities, is this well presented spacious duplex apartment. The property is double glazed and has modern, individually controlled electric panel heaters. The accommodation comprises: entrance hall, living room, fitted kitchen with appliances, landing, two bedrooms and modern bathroom. The property is offered unfurnished and is available mid February.

Service without compromise

Entrance Hall

Door entry access phone. Door to:-

Living Room 15'3" max x 13'9" (4.65m max x 4.19m)



Double glazed window to the front elevation. Television and telephone points. Two ceiling mounted electric panel heaters. Under stair storage and stairs rising to the first floor. Door to:-

Living Room (Photo 2)



Kitchen 9'9" x 7'3" (2.97m x 2.21m)



Range of wood trim facing fitted base and wall units. Laminated work surfaces with complementary tiled splash backs.. Fitted appliances to include: Under counter fridge and further upright fridge/freezer, electric oven and four ring hob with extractor fan over, automatic washing machine. Stainless steel sink and drainer. Wood effect laminate flooring. Electric panel heater. Double glazed window to the side elevation.

Kitchen (Photo 2)



First Floor Landing

Fire exit door and further doors to rooms. Airing cupboard housing lagged hot water tank. Access to loft space.

Bedroom One 11'10" x 10'5" (3.61m x 3.18m)



Double glazed window to the front elevation. Spacious built in wardrobe. Ceiling mounted electric panel heater. Telephone point.

Bedroom Two 8'2" x 7'5" (2.49m x 2.26m)



Double glazed window to the rear. Electric panel heater.

Bathroom



Modern white suite comprising panelled bath with electric shower fitment over, pedestal wash hand basin and low level WC. Complementary tiling. Wood effect vinyl flooring. Electric panel heater.

View from front



Additional Information

Council tax band A

Holding deposit based on rent of £845pcm £195

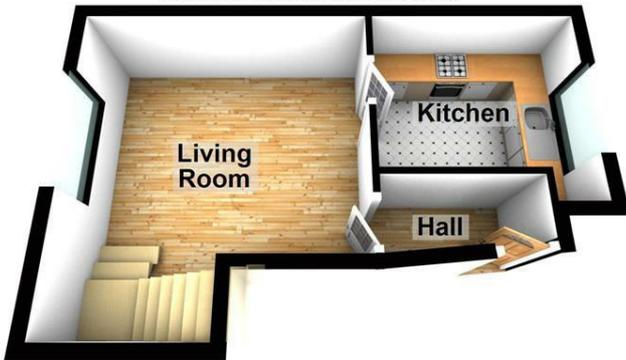
Damage deposit based on rent of £845pcm £975

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

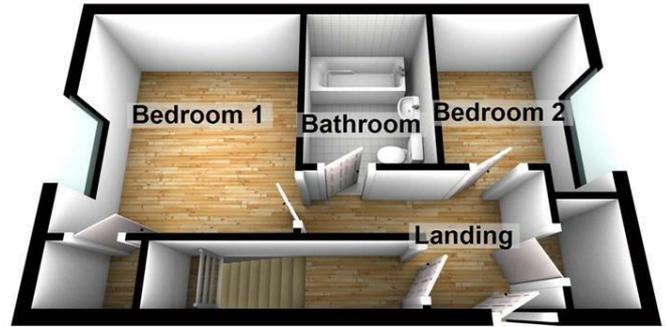
Ground Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



First Floor

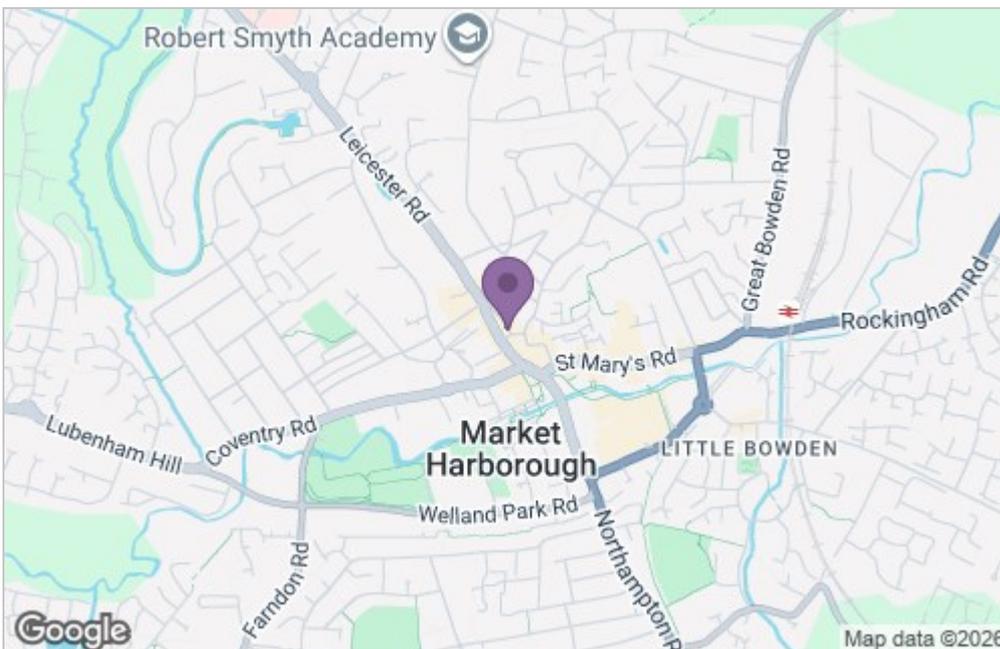
Approx. 33.0 sq. metres (355.3 sq. feet)



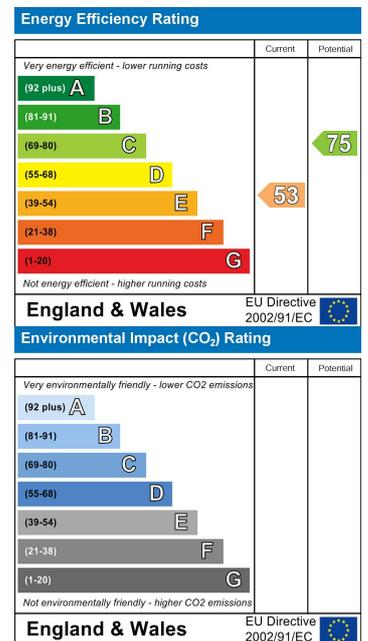
Total area: approx. 60.4 sq. metres (649.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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