

## 12 Freshman Way, Market Harborough, LE16 9GN



### £900 Per Month

A well presented and spacious first floor apartment situated in an established part of the popular Farndon Fields estate. The accommodation briefly comprises: Entrance hall, open plan lounge and fitted kitchen area, two bedrooms and bathroom. There is also allocated off road parking. The property is offered unfurnished and is available at the start of May.

*Service without compromise*

## Entrance Hall



Access via composite front door. Thermostat. Door entry security phone. Radiator. Two built in storage cupboard. Doors to rooms.

## Lounge Area 14'4" x 10'6" (4.37m x 3.20m)



Double-glazed French doors opening out to a Juliette balcony. Two radiators. Television point. Telephone point. Door to hall and opening to kitchen area.

## Kitchen 10'5" x 6'2" (3.18m x 1.88m)



Double-glazed window to the rear elevation. Fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Fitted oven. Four ring gas hob with extractor hood. Fitted upright fridge/freezer. Space and plumbing for automatic washing machine. Tiled flooring. Wall mounted gas fire combination central heating boiler. Double-glazed window to the rear aspect.

## Bedroom One 10'0" x 10'9" to the face of the wardrobes (3.05m x 3.28m to the face of the wardrobes)



Double glazed window to front elevation. Built in double wardrobe. Radiator. Television point. Telephone point.

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



Double-glazed window to front elevation. Radiator. Telephone point.

## Bathroom



Panelled bath with main shower fitment over. Pedestal wash hand basin and low level WC. Complimentary tiled floor and walls. Radiator. Electric shaver point. Opaque double-glazed window.

## Outside



Allocated parking space.

## Additional Information

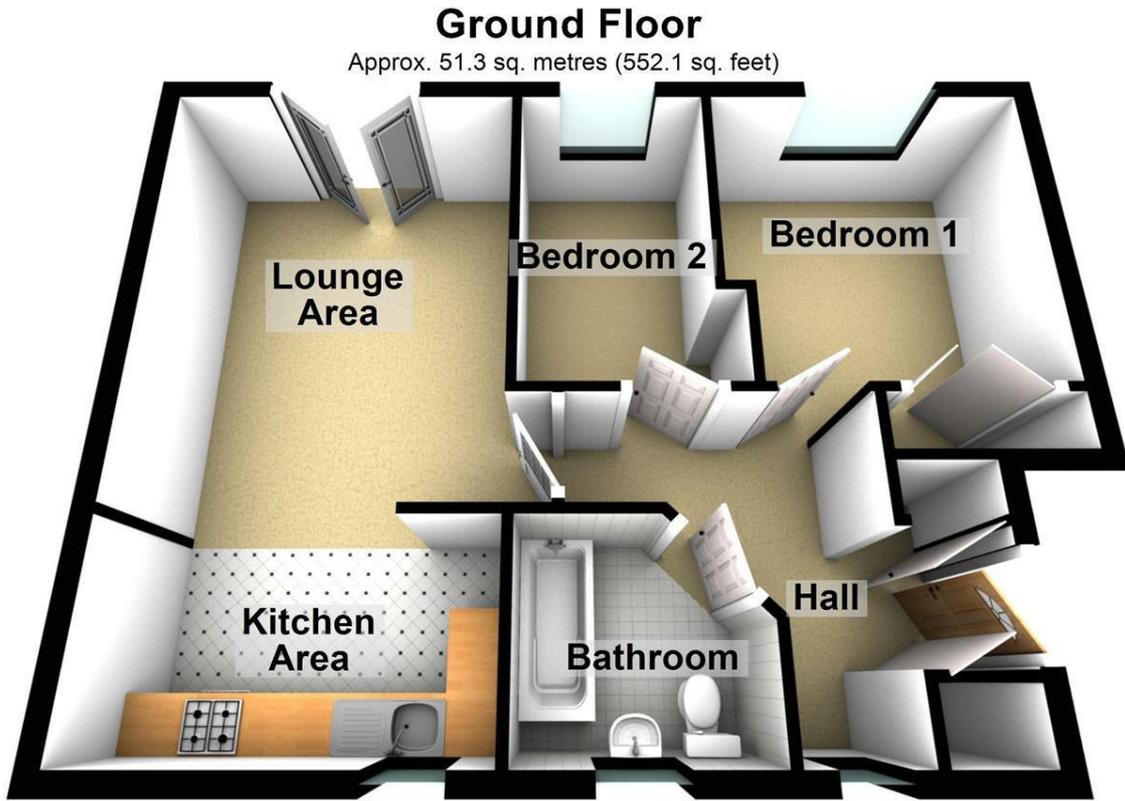
Council tax band B

Holding deposit based on £900 rent per calendar month amounting to £207

Damage deposit based on £900 rent per calendar month amounting to £1,038

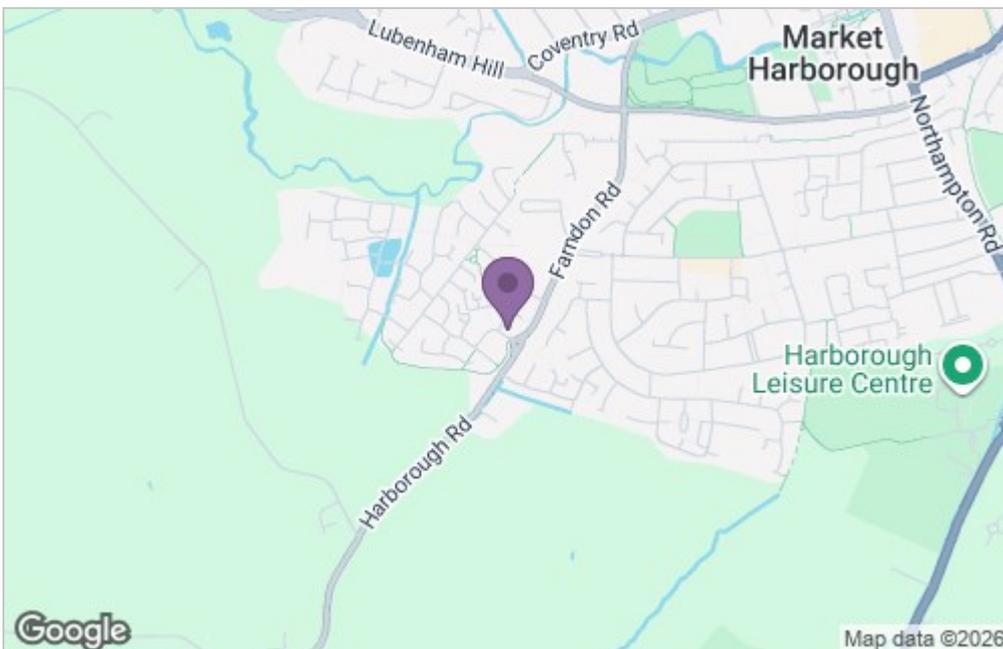
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan

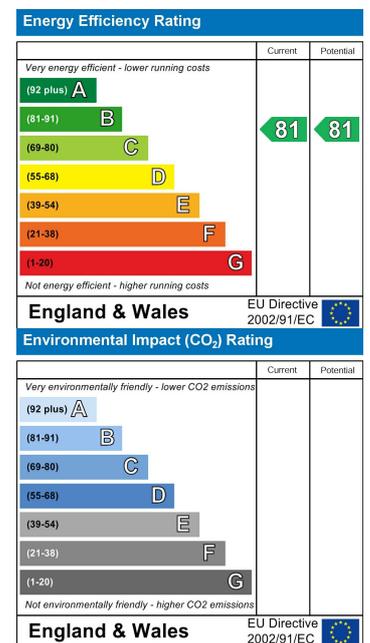


Total area: approx. 51.3 sq. metres (552.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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