

## Flat 5 Holly House 70 St. Marys Road, Market



### £900 Per Month

Nestled in the charming town of Market Harborough, this delightful flat at 70 St. Marys Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for young professionals, couples, or small families seeking a welcoming home.

The flat boasts a bright and airy living space, providing an inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed to maximise space, ensuring that every corner feels functional and homely. The kitchen is equipped with essential amenities, making it a practical area for culinary enthusiasts.

Situated in a desirable location, residents will enjoy easy access to local shops, cafes, and parks, enhancing the overall lifestyle experience. Market Harborough is known for its vibrant community and excellent transport links, making it a fantastic choice for those commuting to nearby cities.

This property is offered unfurnished and is available immediately.

*Service without compromise*

## Communal Entrance



Secure coded access with stairs and lift to the second floor apartment.

## Hallway



Accessed via door entry telephone buzzer system. Spacious built in cupboard. Central heating programmer. Radiator. Doors to rooms.

## Open Plan Living Room & Kitchen 20'0" x 10'5" (6.10 x 3.20)

20' x 10' 6" (6.10m x 3.20m)

### Living Area

Sliding double glazed patio doors opening out to a balcony overlooking the communal gardens, river and beyond. Fitted electric fire. Radiator. Telephone point.

### Kitchen

Range of base and wall mounted fitted units. Roll edge

work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob beneath stainless steel extractor hood. Fitted refrigerator, freezer and automatic dishwasher.

## Bedroom One 14'0" x 13'3" (4.27 x 4.06)



14' x 13' 4" max. (4.27m x 4.06m) Double glazed French doors opening out to a Juliet balcony. Two built in wardrobes. Radiator and door to:-

## En-Suite Shower Room



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail.

## Bedroom Two 11'6" x 7'6" (3.53 x 2.31)

11' 7" x 7' 7" (3.53m x 2.31m) Upvc double glazed window to the rear elevation. Radiator.



## Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Built in linen cupboard also housing plumbing for automatic washing machine.

## Outside



The apartment block is approached by a communal driveway to a parking area with single allocated parking space. To the rear of the block are landscaped communal gardens which overlook the banks of the River Welland.

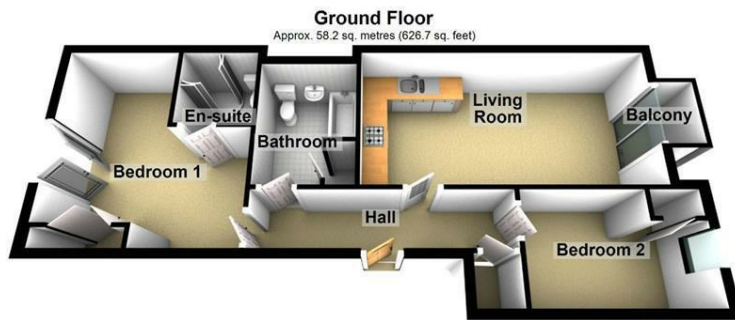
## Additional Information

Council tax band B

Holding deposit based on rent of £900pcm is £207

Damage deposit based on rent of £900pcm is £1038

## Floor Plan

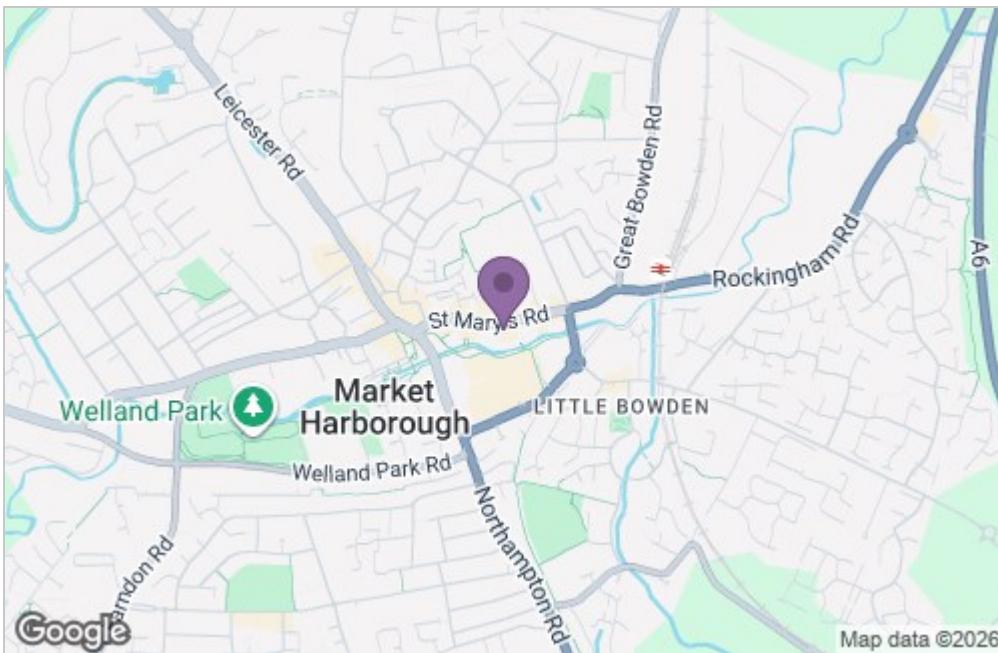


**Ground Floor**  
Approx. 58.2 sq. metres (626.7 sq. feet)

Total area: approx. 58.2 sq. metres (626.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

