

## Flat 9, Swift House St. Marys Road, Market Harborough,



**£145,000**

A self contained and modern apartment ideal for individuals or couples seeking a tranquil retreat while remaining well-connected to London. This immaculately presented property features a welcoming reception room with open plan fitted kitchen off and patio doors to a sunny South facing balcony. There is also a double bedroom and modern bathroom. One of the standout features of this property is its secure parking, a rare find in such a popular market town. This added convenience makes it an excellent choice for those who wish to lock up and leave, whether for work or leisure. Market Harborough is renowned for its vibrant community and excellent amenities, including shops, cafes, and parks, all within easy reach. The town's excellent transport links make commuting to London a breeze, making this flat an ideal choice for professionals seeking a balance between urban life and the charm of a market town.

## Entrance Hall



Wood effect laminate flooring. Door entry security phone. Fitted wardrobe. Corner storage cupboard. Built in wardrobe. Electric panel heater. Doors to rooms.

## (Kitchen / Living Area Photo)



## Living Area 17'5" x 10'7" (5.31m x 3.23m)



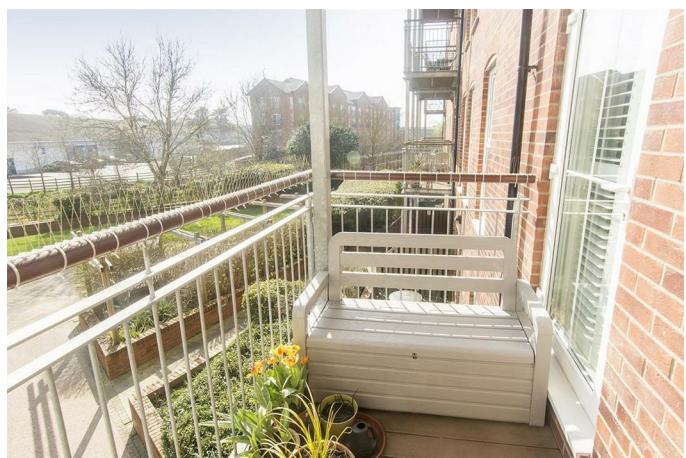
Double-glazed shuttered French door to small South facing balcony overlooking rear. Electric panel heater. Television point. Opening to Kitchen.

## Kitchen Area 8'1" x 8'6" (2.46m x 2.59m)



Fitted base and wall units. Fitted appliances to include microwave, electric oven, refrigerator, automatic dishwasher, four-ring electric hob and stainless steel extractor hood. Laminate work-surfaces with complementary tiled splash-backs.

## (Balcony Photo)



*Service without compromise*

## Bedroom 13'2" x 9'2" (4.01m x 2.79m)



Double-glazed shuttered door to balcony. Fitted double wardrobe. Electric panel heater.

## Bathroom



Airing cupboard housing hot water tank and plumbing for automatic washing machine. Heated towel rail. Panelled bath with mains shower fitment over. Wash hand basin and low-level WC. Complementary tiling.

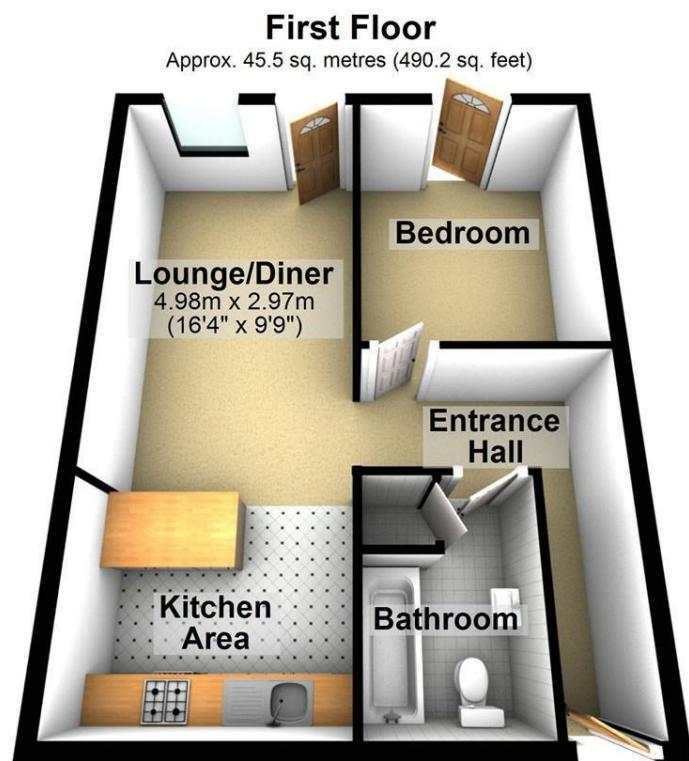
## Outside

Communal gardens and under-ground parking area with allocated parking.

## Leasehold Details

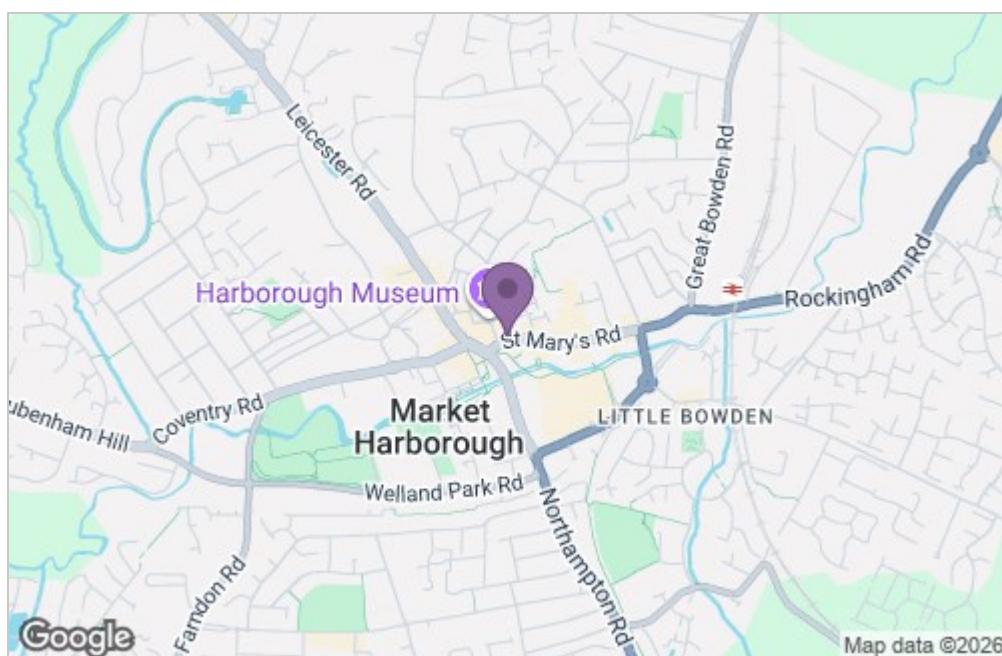
We are advised by our vendor that the property comes with a 150 year lease - Established in 2009, thus having 134 years remaining. Ground rent is £339.32 per annum and service charges are £1300.76 per annum, in which is paid bi-annually (sum of £650.38) This information has been provided in good faith and should be verified by your solicitor prior to exchange of contracts.

## Floor Plan



Total area: approx. 45.5 sq. metres (490.2 sq. feet)

## Area Map



## Energy Efficiency Graph

