

## 25 Shropshire Close, Market Harborough, LE16 7LE



**£140,000**

A spacious ground floor apartment ideally situated next to open parkland yet within a couple of minutes walk from the town centre. The property benefits from an extended lease to 2203 and is double glazed with a relatively new gas central heating boiler.

The accommodation comprises: Entrance hall, kitchen, lounge/diner with small balcony off, two good sized bedrooms and bathroom. There is also a useful store and parking.

Ideally suited to a First Time Buyer or Buy To Let Investor, we would highly recommend an early internal viewing.

## Entrance Hall

Accessed via opaque double glazed front door. Radiator. Fitted storage cupboard. Doors to rooms.

## Kitchen 8'3" x 6'10" (2.51m x 2.08m)



Fitted base and wall units. Laminated work surfaces and splash backs. Freestanding electric cooker. Stainless steel sink and drainer. Fitted larder unit. Space and plumbing for automatic washing machine. Double glazed window to the rear elevation.

## Lounge/Diner 14'7" max x 13'0" max (4.45m max x 3.96m max)



Two double glazed windows to the rear aspect. Two radiators. Fitted coal effect gas fire and surround. Television point. Double glazed door opening out to a small covered balcony.

## Bedroom One 14'2" x 9'11" (4.32m x 3.02m)



Double glazed window to the front elevation. Built in wardrobe. Radiator. Two wall lights.

## Bedroom Two 11'7" x 6'8" (3.53m x 2.03m)



Double glazed window to the rear elevation. Radiator. Gas fired combination central heating boiler.



## Bathroom



Panelled bath with shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

## Outside



Apart from the private balcony, there are small maintained, communal gardens and non allocated parking. There is also a useful lockable store.

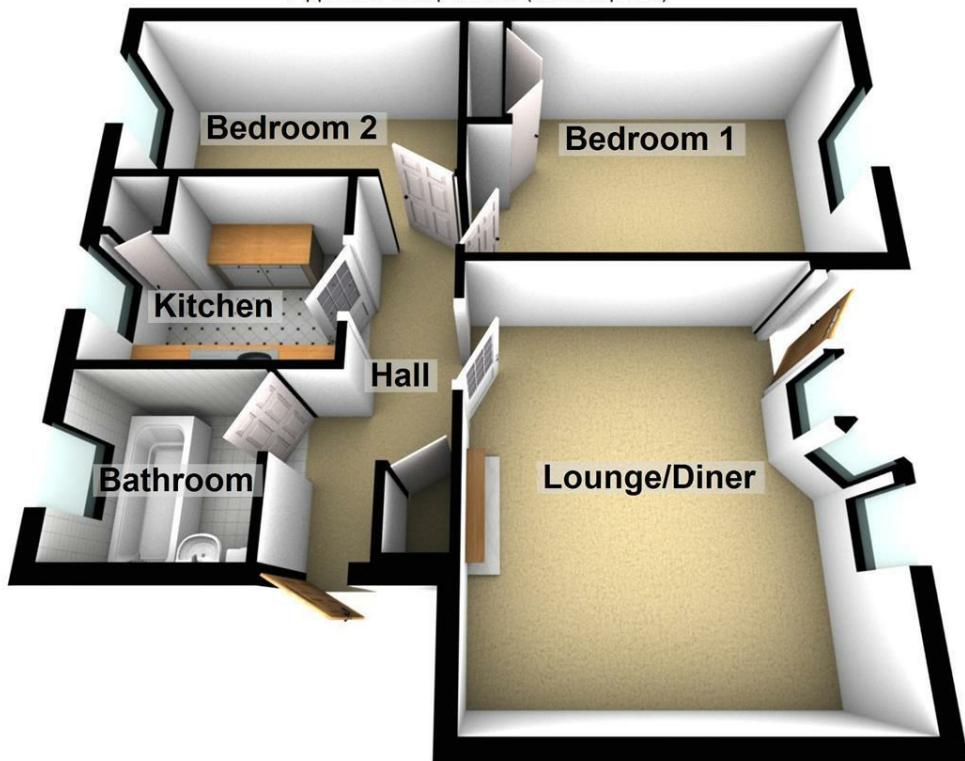
## Lease and Service Charges

The property is leasehold with the benefit of an extended lease to 2203 - The original lease, began on 29th November 1993 and ran for 125 years. It was registered to the current owners on 8th November 2013. As of 2nd August 2017 the lease was extended to 215 years from the original date, terminating on 28th November 2208. At the time of preparation of details the monthly service charge was approximately £63.76 per calendar month which includes buildings insurance and has a ground rent charge of £10 per annum.

## Floor Plan

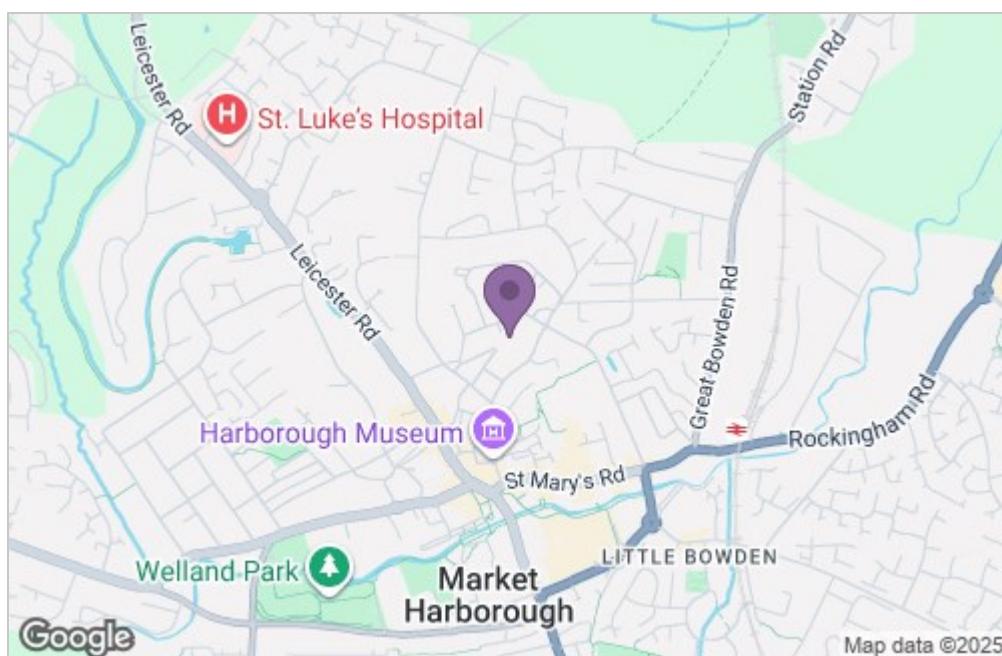
### Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)

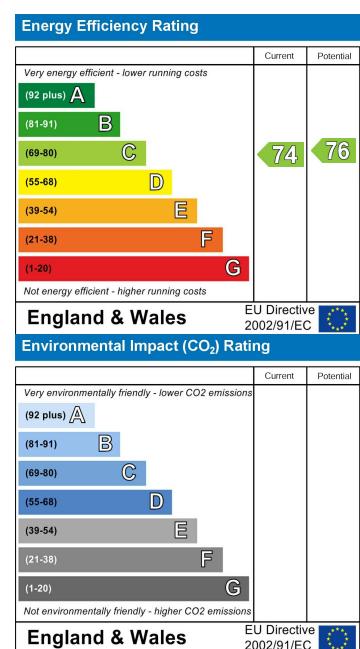


Total area: approx. 52.9 sq. metres (569.8 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*