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Service without compromise

3 Shrubbery Court, Market Harborough, LE16 9HU

£229,950

This outstanding and spacious duplex apartment is located opposite Northampton Road's delightful 'Friendship Park'. right near Market Harborough's town centre with its superb vast range of amenities. It is accessed via its own front door into an entrance hall on the ground floor with two of its three bedrooms and bathroom off. Stairs rise into an impressive 22'7"x 17'6 open plan living/dining/kitchen with the third bedroom/study off. Outside there are communal gardens and a carpark accessed via a secure electric gate with an allocated parking space. Adams & Jones are pleased to present the property for sale with no upward sales chain to aid a swift completion. EPC Rating C.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

8' 8" x 5' 11" (2.64m x 1.80m) Accessed from the rear of the building. Covered entrance area leading to apartment's private main entrance door: Double-glazed window. Alarm system control panel. Stairs rising to first floor living area. Doors through to bedrooms one and two and bathroom.

Bedroom 1 16'0" x 8'0" (4.88 x 2.44)

16' 10" max x 8' 10" plus door recess (5.13m x 2.69m) Double-glazed window. Built-in wardrobes housing hot water tank. Telephone point. Television point. Under-floor heating.

Bedroom 2 13'0" x 8'0" (3.96 x 2.44)

13' 7" x 8' 8" (4.14m x 2.64m) Double-glazed window. Built-in wardrobes. Telephone point. Under-floor heating.

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Bathroom 9'1" x 5'0" (2.77 x 1.52)

9' 11" x 5' 5" (3.02m x 1.65m) Four piece white bathroom suite comprising double width shower cubicle, panelled bath with shower mixer tap over, low flush WC and pedestal wash hand basin over storage unit. Heated towel rail. Spotlights to ceiling. Extractor fan. Shaver point, Tiled splash-backs. Tiled flooring with under-floor heating.

Living/Dining/Kitchen 22'0" x 16'0" (6.71 x 4.88)

22' 7" x 17' 6" max and 16' 9" min (6.88m x 5.33m max and 5.11m min)

Living Area

Two double-glazed windows. Telephone point. Television point. Carpeted floor with under-floor heating. Telecom video entry system.

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Dining Kitchen Area

Double-glazed window. Range of refitted wall and base mounted units and central island with polished granite worktops and breakfast bar. Belfast style sink. Built-in electric oven, induction hob and extractor hood. Integrated refrigerator and freezer. Integrated washing machine and dishwasher. Under-floor heating.

Bedroom 3/Study 7'0" x 7'0" (2.13 x 2.13)

7' 9" x 7' 3" (2.36m x 2.21m) Double-glazed window. Under-floor heating.

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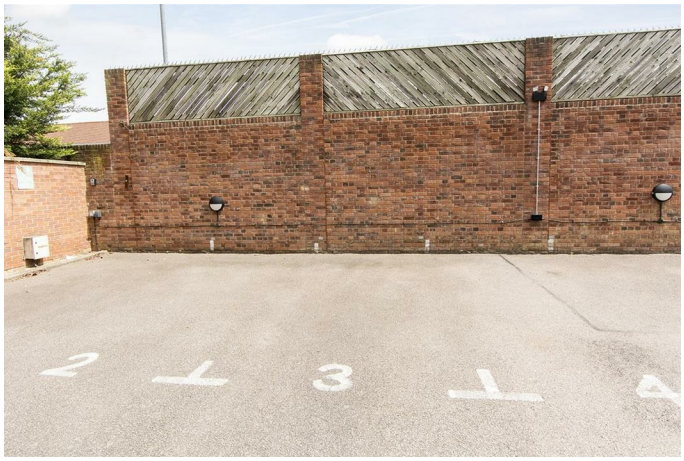
Communal Gardens

Surrounding the building. Lawned areas. Landscaped gardens to the rear providing access from the car park to the apartments main entrance door.

Parking

To the rear of the building. Accessed via an electric vehicle access gate leading to a private residents car park. One allocated space provided for apartment.



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'Friendship Park'

Just across the access road is the recently landscaped 'Friendship Park' with a wildflower border visible from the living room windows. Whilst not a part of the development itself, it adds a pleasant outlook for it's residents.

Lease Information

The property is leasehold with a length of 150 years from the 1st of January 2006 (approximately 130 years remaining). A service charge of £1643 per annum and a ground rent of £75 per annum is payable. Please note that these figures are provided in good faith and must be verified by the buyer's solicitors before proceeding into any legal contract to purchase.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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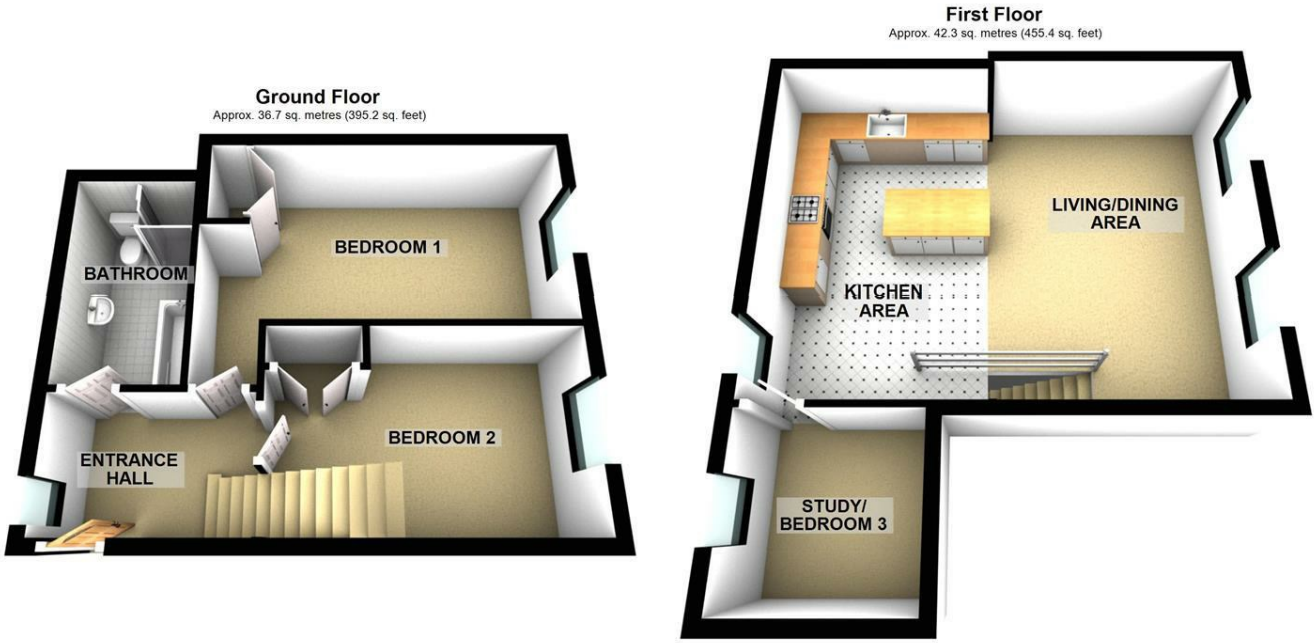
Floor Plan



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

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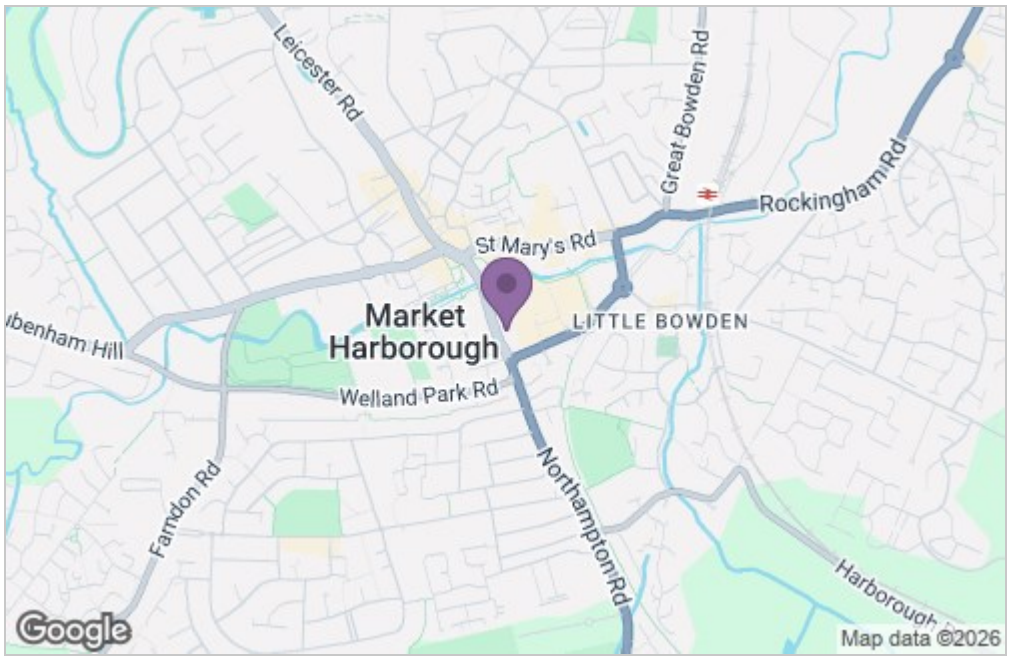
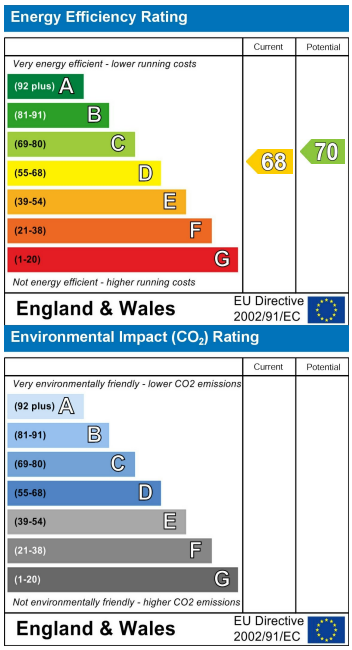
Area Map



Energy Efficiency Graph