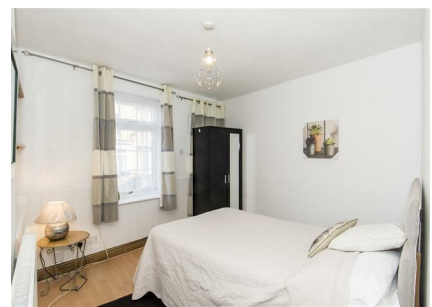


## 17 East Street, Market Harborough, LE16 9AE



**£127,500**

A delightful ground floor apartment with lovely views across the park at the end of East Street, also providing easy access to Market Harborough's town centre and it's vast range of local amenities. The property is being sold with the huge benefits of a freehold tenure and no upwards sales chain. Nicely presented accommodation briefly comprises entrance vestibule, 22' living/dining/kitchen, bedroom and bathroom. Outside there's a small gravelled front garden and the immediate area surrounding offers plenty of available on street parking and access directly on to the neighbouring park.

*Service without compromise*

## Entrance Vestibule



UPVC double-glazed entrance door. Cupboard housing Glow-Worm gas fired central heating boiler. Tiled flooring.

Living/Dining/Kitchen 22' x 7'5" / 6'2" (6.71m x 2.26m / 1.88m)



UPVC double-glazed window with views over recreation field. Fitted range of wall and floor mounted kitchen units. Stainless steel sink. Space and plumbing for appliances. Tiled flooring. Cast iron fireplace. Two radiators. Air re-circulation system, filtering air and removing moisture.



Bedroom 10'7" x 10'3" approx measuremnts (3.23m x 3.12m approx measuremnts)



UPVC double-glazed window. Single-glazed bow window to front. Radiator.

Bathroom 6'9" x 6'2" (2.06m x 1.88m)



Opaque UPVC double-glazed window. Three piece white suite comprising WC, wash hand basin and panelled bath with electric shower over. Tiled splash backs. Tiled flooring. Radiator.

## Outside



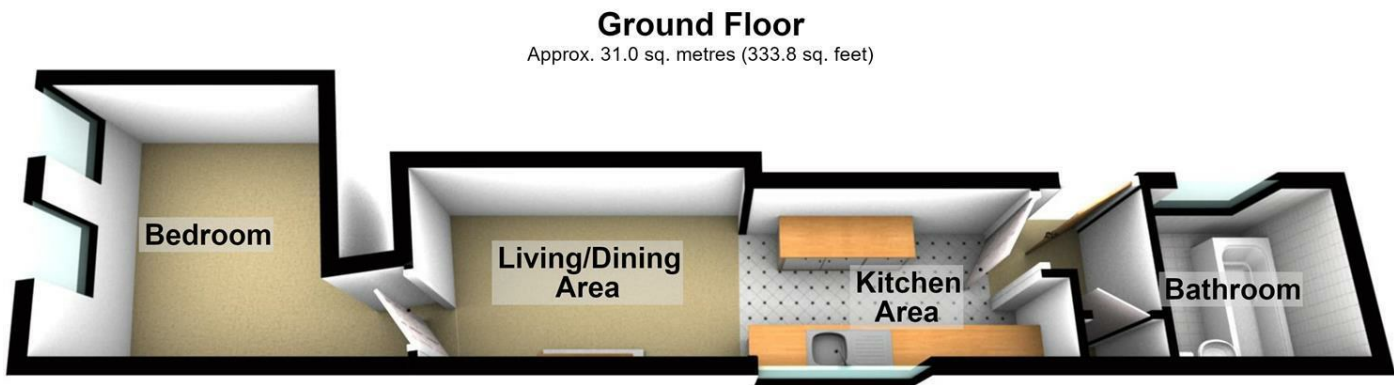
## Viewing notes

Ideally suited to investors, with an approximate 7% annual return, as well as suiting First-Time Buyers and downsizers alike. The property benefits from a recently installed gas central heating system (2023) with a combi boiler, and is pleasantly positioned within a quiet cul-de-sac, offering a peaceful setting with no through traffic.

## Note for Prospective Buyers

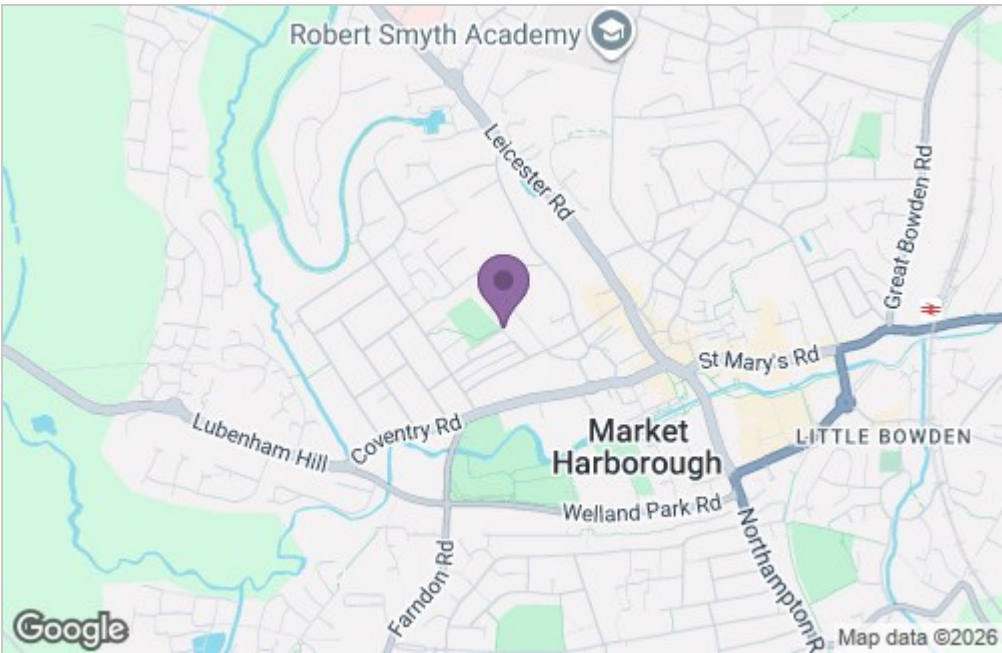
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

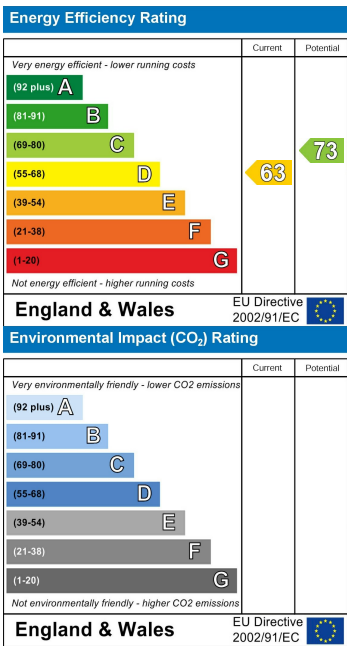


Total area: approx. 31.0 sq. metres (333.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise