

## 4, 3a Adam & Eve Street, Market Harborough, LE16 7LT



### Offers Over £115,000

With its fantastic Market Harborough town centre location right on the doorstep of its vast range of restaurants, shops and other amenities, is this spacious top floor two bedroom apartment. Property is ideal for first time buyer or buy to let investor and is being offered through Adams & Jones with the benefit of no upward sales chain.

Freshly painted and well presented accommodation briefly comprises reception room/study, open plan living/kitchen, two double bedrooms and bathroom. Parking permits for the town centre are available from the council at extra charge at a variety of different car parks nearby.

The vendor has taken the liberty of extending the lease to a brand new 99 year lease offering fantastic peace of mind for new owner.

*Service without compromise*

Reception Room/Study 11'3" x 8'7" (3.43m x 2.62m)



Accessed via communal front entrance door and stairs leading up to the apartment's private main entrance door. Sash window to front. Cast iron fire place. Electric storage heater.

Open Plan Living/Kitchen 18'3" max into recess x 11'2" (5.56m max into recess x 3.40m)



Two Sash windows to the front elevation. Fitted range of wall and floor mounted kitchen units with stainless steel sink. Electric oven. Ceramic hob with extractor hood over. Space for fridge. Space and plumbing for washing machine. Electric storage heater. Boarded fire place.

(Open Plan Living/Kitchen Photo Two)



(Open Plan Living/Kitchen Photo Three)



(Kitchen Area Photo)



Bedroom One 11'1" plus door recess x 9'6" (3.38m plus door recess x 2.90m)



UPVC double-glazed window to rear. Electric storage heater. Airing cupboard.

(Bedroom One Photo Two)



Bedroom Two 12'6" max x 9'6" (3.81m max x 2.90m)



UPVC double-glazed window to rear. Electric storage heater.

(Bedroom Two Photo Two)





## Bathroom



Opaque UPVC double-glazed window to rear. Three piece suite comprising w/c, wash hand basin and panelled bath with electric shower over and glazed shower screen. Electric storage heater.

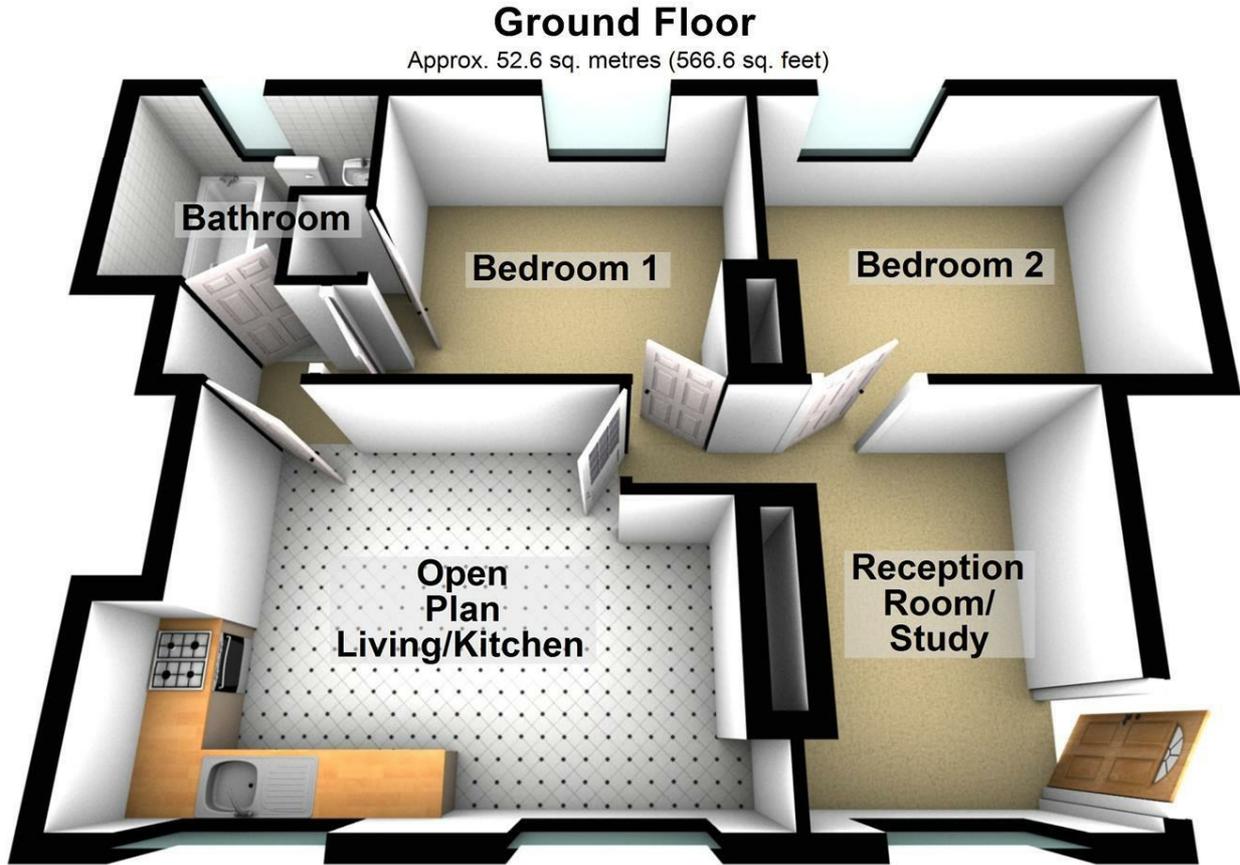
### Lease Information

The vendor has taken the liberty of offering the apartment with an extended brand new 99 year lease due to commence shortly. Service charges for the apartment are £2442.45 per year (610.61 per quarter).

### Parking Options

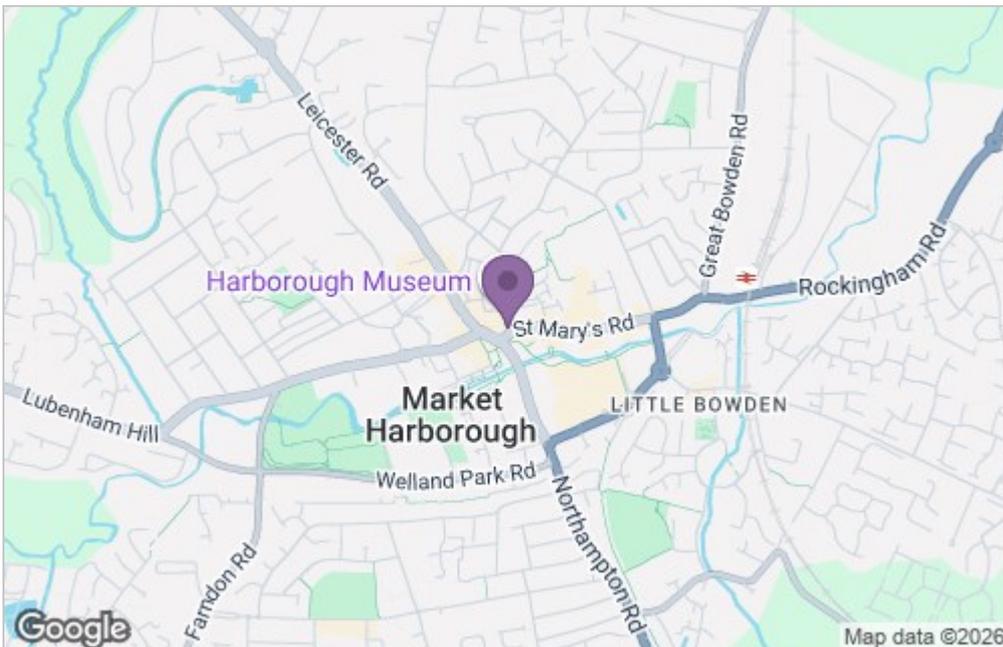
The property does not have private parking but there are parking permits available from the council in the surrounding near by car parks. These permits are at an additional cost via the council and must be fully researched with prices confirmed before committing.

## Floor Plan

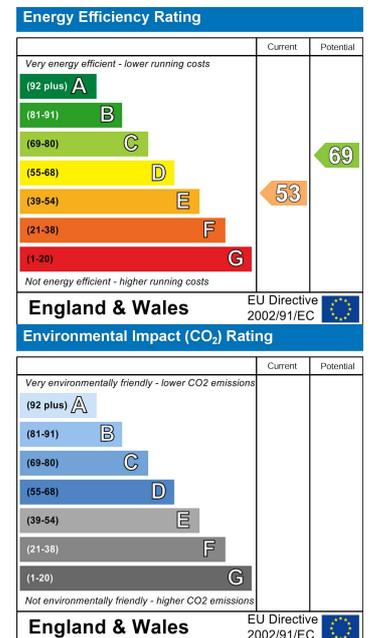


Total area: approx. 52.6 sq. metres (566.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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