

25 Marshall Court, Market Harborough, LE16 9HZ



£85,000

Superbly located in the heart of the town centre is this redecorated and re-carpeted first floor apartment. This modern purpose built retirement complex has a full time house manager, guest and laundry facilities and landscaped communal gardens. The fully double glazed accommodation briefly comprises: Entrance hall, living room with "Juliet" balcony overlooking the delightful gardens, well equipped kitchen, spacious double bedroom with built in wardrobes, and neutral bathroom. The property is offered to the market with NO CHAIN!

Service without compromise

Entrance Hall



Accessed via own independent front door from communal corridor. Doors to: Living room, bedroom and bathroom. Large and very handy storage cupboard.

Lounge/Diner 17'8 x 11'1 (max) (5.38m x 3.38m (max))



UPVC double glazed 'French' doors to: "Juliet" balcony overlooking rear communal gardens. TV and telephone point. Electric storage heater. Feature "mock" fireplace with wooden surround. Double doors into: Kitchen.

Kitchen 8'11 x 5'7 (2.72m x 1.70m)



Having a selection of fitted base and wall units with laminate worktop over and single bowl stainless steel sink with drainer. 2 x spaces for under counter appliances. High level single oven and four ring electric hob. Vinyl flooring. UPVC double glazed window to rear aspect.

Bedroom One 18'9 (max) x 10'7 (max) (5.72m (max) x 3.23m (max))



UPVC double glazed window to rear aspect. TV point. Electric storage heater. Built in wardrobe with mirrored doors.

Bathroom 6'9 x 5'6 (2.06m x 1.68m)



Comprising: Bath with shower over, low level WC and wash hand basin. Wall tiling to wet areas. Vinyl flooring. Heated towel rail.

Communal Areas

Marshall Court has delightful facilities for the use of all residents to include: Residents lounge, laundry room and guest suite for visitors.

Communal Gardens & Parking

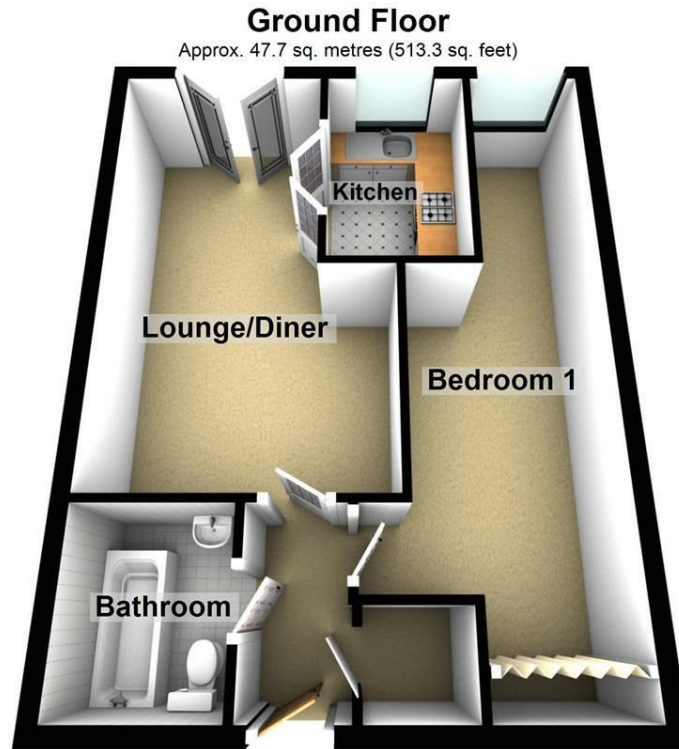


The property benefits from the immaculately maintained gardens to the rear with large lawn, seating areas and well stocked beds and borders. Parking is available to residents and visitors on a first come, first served basis.

Leasehold Information

We are advised by our vendor that the property comes with a 125 year lease from 2001 with 104 years remaining. Ground Rent - £350 per annum. Service Charge - £3952.60 per annum. This information has been provided in good faith and should be verified by your solicitor prior to exchange of contracts.

Floor Plan



Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)

Total area: approx. 47.7 sq. metres (513.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

