

## 16 Soar House St. Marys Road, Market Harborough,



**£295,000**

A beautifully presented and fitted luxury second floor apartment offering substantial accommodation within easy reach of the main line railway station and town centre amenities.

The accommodation includes a 19'2" x 18'8" living room with South facing balcony overlooking the communal gardens and River Welland, modern fitted kitchen area, two double bedrooms with high quality fitted furniture, en-suite bathroom and shower room.

There is also allocated parking in the underground car park and a large secure storage cage for storage of excess furniture etc.

The property has been highly competitively priced to achieve an early sale, and we would recommend an early internal viewing.

*Service without compromise*



## Entrance Lobby

Wood laminate flooring. Spacious storage/cloaks cupboard. Ceiling downlighters. Opening through to living room.

## Open Plan Living Room 19'2" x 18'8" (5.84m x 5.69m)



Two electric panel heaters. Two double-glazed French doors opening out to the balcony. Fitted Sharps desk and open shelving units. Ceiling downlighters. Opening to the kitchen area and inner hall area.

## Living Room (Photo 2)



## Balcony



Large balcony with metal railings overlooking the River Welland and communal gardens.

## Kitchen Area 11'11" x 6'5" (3.63m x 1.96m)



Fitted base and wall units. Laminated work surfaces with complimentary splash backs. Fitted double oven. Four ring electric hob with stainless steel extractor fan over. Fitted microwave oven. Concealed open surface lighting. Recess to fit an American sized fridge/freezer. Fitted automatic dishwasher. Circular stainless steel single sink and drainer.

## Inner Hall

Doors to bedrooms one and two and shower room.

Bedroom One 14'8" x 10'8" (4.47m x 3.25m)



Double-glazed window to the rear aspect with fitted blinds. Electric panel heater. Sharps fitted wardrobes and dressing table.

En-Suite Bathroom



Ball and claw bath. Two wash hand basins. Low level wc. Two mirrored bathroom cabinets. Complimentary tiling. Heated towel rail.

Bedroom Two 10'3" x 10'10" (3.12m x 3.30m)



Double-glazed French door opening out to the balcony. Sharps fitted wardrobes and dressing table. Electric panel heater.

Shower Room



Tiled shower cubicle with mains fitment. Wash hand basin. Low level wc. Airing cupboard housing plumbing for automatic washing machine. Heated towel rail. Complimentary tiling.

Outside

## Parking & Storage



Underground car park with allocated single parking space (number 18). Large and secure storage cage for storage of bikes, furniture etc.

## Communal Gardens

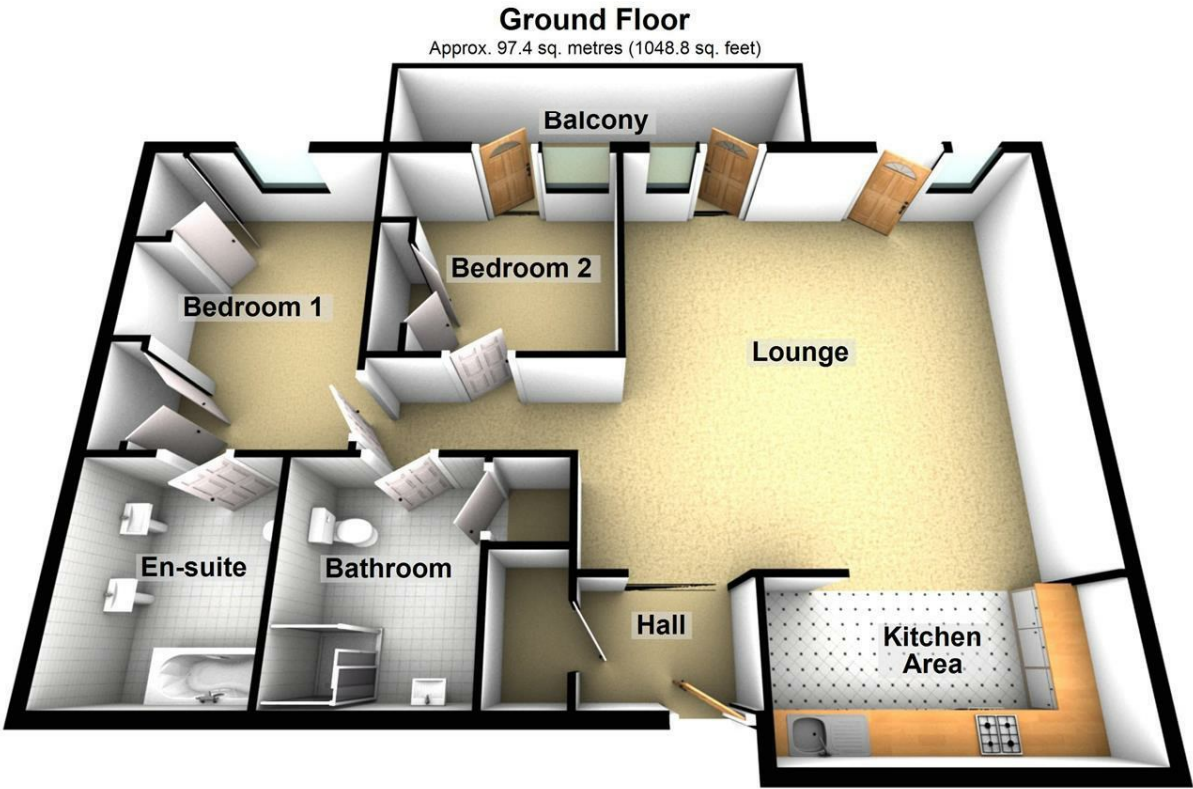
Landscaped gardens and seating areas adjoining the banks of the River Welland.

## Lease & Service Charges

The lease runs 150 years from 2009. At the time of preparation of details, the service charge was £1,280.54 bi-annually with a ground rent of £375 per annum, to be reduced in 2028 to £250, and an annual buildings insurance of £596.68.

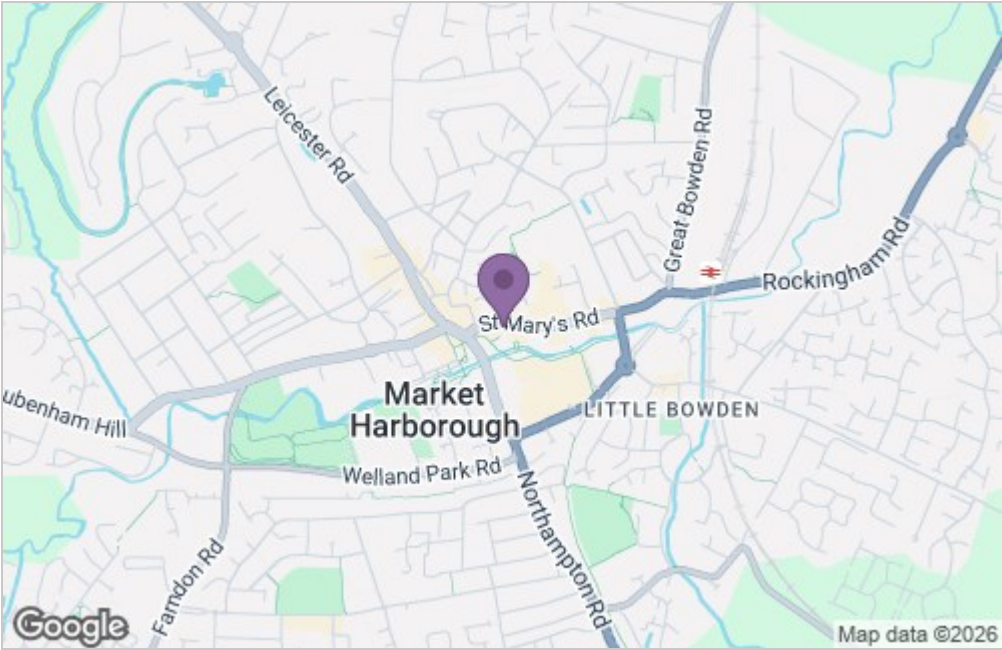


Floor Plan

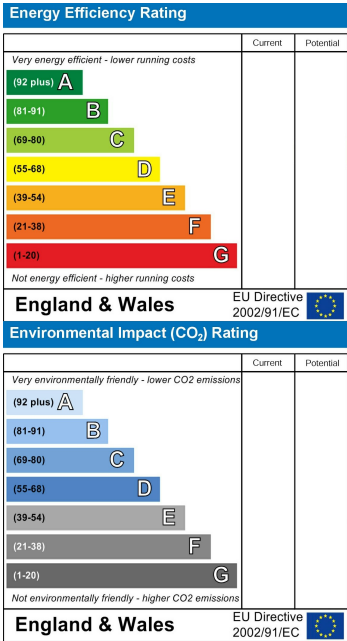


Total area: approx. 97.4 sq. metres (1048.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise