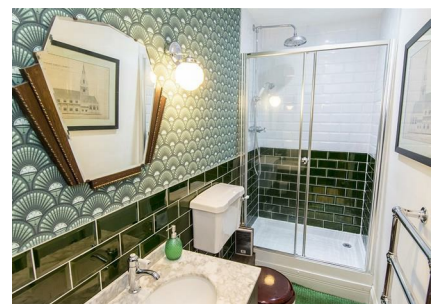


## 6 The Old Coffee Mills, Market Harborough, LE16 8BL



**£260,000**

Located in the heart of the charming town of Market Harborough, this stunning period apartment on Springfield Street offers a delightful blend of modern living and historical character. Spanning an impressive 879 square feet, this beautifully converted residence features two well-proportioned double bedrooms, including an en-suite bathroom to the main bedroom, ensuring both comfort and privacy.

The apartment boasts a spacious open plan reception room with beautiful bay mullion window, perfect for entertaining guests or enjoying quiet evenings at home. The well appointed kitchen sits just off the main reception room and is the perfect place to cook up a real treat. With two bathrooms in total, the property provides ample facilities for residents and visitors alike. The thoughtful design and layout make this apartment an ideal choice for couples, or those seeking a stylish retreat. One of the standout features of this property is its allocated parking space, a rare find in such a central location. Residents will appreciate the convenience of being within walking distance to a variety of local amenities, including shops, cafes, parks and train station with high speed links into London St Pancras, making everyday life both easy and enjoyable. This apartment not only offers a comfortable living space but also the charm of a period property, making it a unique opportunity in the heart of Market Harborough.

*Service without compromise*

## Entrance Hall



Accessed via solid timber fire door with door entry telephone security system. Double glazed window to the rear elevation. Double doors to spacious linen cupboard housing gas fired central heating boiler. Radiator. High ceilings with coving. Doors to Lounge, bedrooms and bathroom.

## Living/Dining Room 20'5" x 14'7" (6.22 x 4.44)



Two double glazed windows facing on to Springfield Street. Further large, original period bay window. Two radiators. Ceiling coving. Telephone point. Television point. High ceiling with coving. Opening through to: kitchen.

## Kitchen 10'7" x 9'8" (3.23 x 2.95)



Fitted with a range of shaker style base and wall units having a solid wooden worktop over with an inset copper sink and tap. There is a fan assisted single electric oven, induction hob with stainless steel extractor hood over, an integrated fridge/freezer, an integral dishwasher and an integral washer/dryer. The kitchen area also features a handy breakfast bar with 'Granite' top, LED spotlights, luxury laminate flooring and a radiator.

## Bedroom One 12'1" x 10'1" (3.68 x 3.07)



Double glazed window to the rear elevation. Radiator. Two pairs of double doors to spacious built in wardrobes. Television point. Telephone point. Door to:-

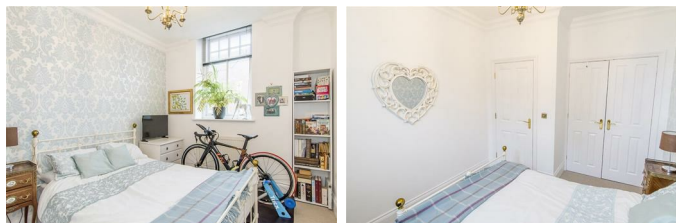


## En-Suite Shower Room 9'8" x 4'0" (2.95m x 1.22m)



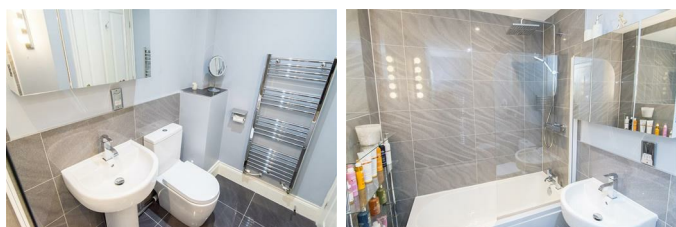
Comprising: Double shower enclosure with 'rainfall' shower and feature 'Subway' tiling, low level WC and wash hand basin over a fitted vanity unit with marble top. Extractor. Shaver socket. 1/2 wall tiling and floor tiling. Chrome heated towel rail.

## Bedroom Two 11'8" x 9'1" (3.56 x 2.77)



Double glazed window to the front elevation. Built in double wardrobe. Radiator. Telephone point.

## Family Bathroom 7'11" x 5'8" (2.41m x 1.73m)



Comprising: Panelled bath with mixer tap and 'rainfall' shower over, low level WC and wash hand basin with a mirrored cabinet over. LED spotlights. Extractor. Feature wall and floor tiling throughout. Chrome heated towel rail.

## Communal Gardens/Outside



There are pleasant communal gardens and seating area with well stocked flower beds, a bin store area, bicycle parking, and further gated pedestrian access to Springfield Street.

## Parking

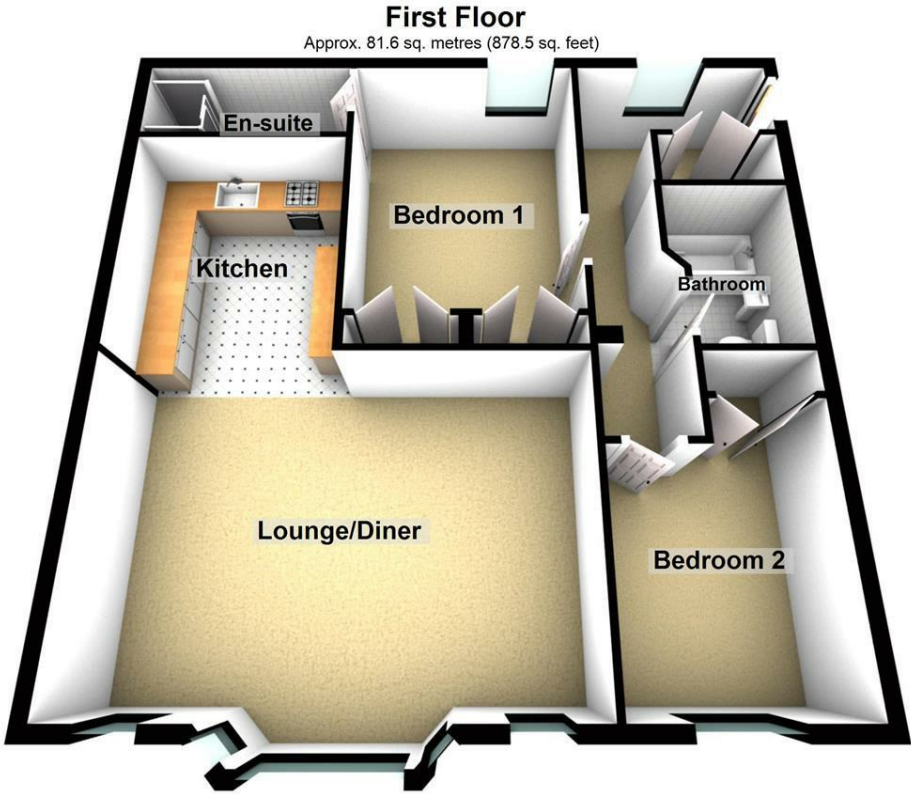


The parking area is accessed via remote controlled high security gates and there is a private allocated parking space to the apartment.

## Lease Details & Service Charges

Our Vendor informs us that the ground rent for the apartment is £150 per annum with a lease that runs for 150 years from 01/01/2006. The service charge for maintenance is £500 per annum. This information has been provided to Adams and Jones on good faith and should be verified by solicitors before entering into a purchase.

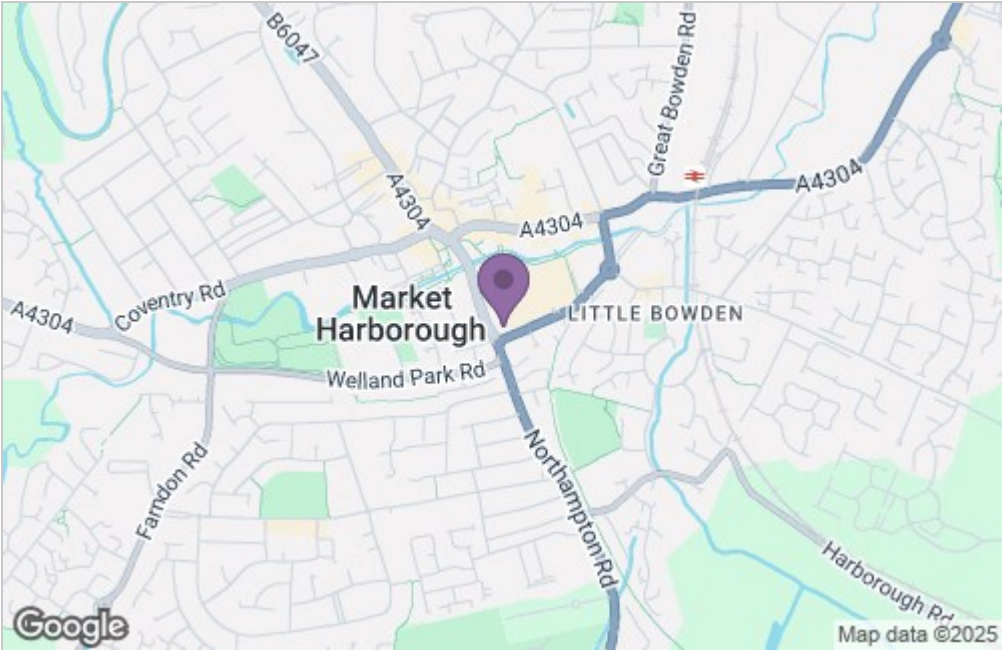
Floor Plan



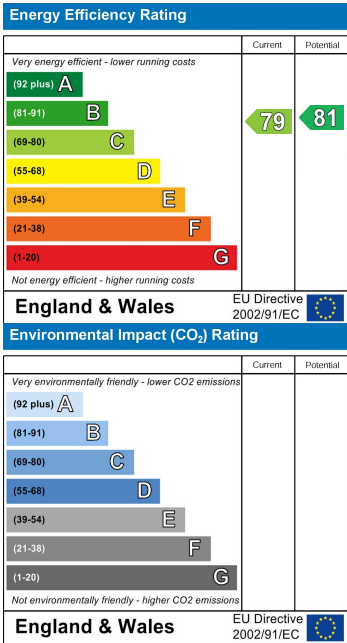
Total area: approx. 81.6 sq. metres (878.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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