



5 SYMINGTON TERRACE – MARKET HARBOROUGH



5 SYMINGTON TERRACE, MARKET HARBOROUGH. LE16 9HR

Symington Terrace is a unique Regency style Grade II listed building which form part of the Old Coffee Mills development in Market Harborough town centre. Renovated to exacting standards by Messrs Attridge Developments in 2007 /2008. This duplex apartment retains much of its original elegance, grace and character whilst incorporating the best of modern-day living.

ACCOMMODATION

Accessed via a Georgian style door with fanlight over, brushed steel hardware, courtesy lighting and intercom, through too:

ENTRANCE HALL

Cupboard housing meters and useful coat hanging. Generous understairs cupboard with shelving, power and lighting, reeded cornice.

STAIRS

Window to rear elevation.

FIRST FLOOR ACCOMMODATION

Video entry system

LIVING KITCHEN

LIVING AREA

Detailed reeded coved cornice to ceiling, three full height glazed French doors with glazing above opening onto Juliet balconies overlooking the street scene, decorative panelling to reveal, fully carpeted, spot lighting to ceiling, TV point, contemporary elongated wall mounted radiators.

KITCHEN

A range of Shaker style base and drawer units with black granite preparation surface over with complementary upstand, stainless steel range with five ring gas hob, stainless-steel extractor canopy hood over, integrated appliances to include washer/dryer, fridge freezer and dishwasher, a further range of eye-level units with concealed under unit lighting and Karndean luxury flooring.

BEDROOM THREE/ DINING ROOM

Coved cornice to ceiling, window to rear elevation, shelved to alcoves.

SHOWER ROOM

Comprising push button low flush w.c., wash hand basin on contemporary vanity stand with upgraded black taps, fully tiled double shower enclosure, Porcelanosa tiling to floor and walls, extractor fan, shaver point, low voltage halogen lighting, obscure window to rear elevation.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

Window to front elevation, reeded coved cornice to ceiling, fully carpeted, radiator, fitted wardrobe with providing hanging and storage, BT and TV point.

EN-SUITE SHOWER ROOM

Comprising low flush w.c., pedestal wash hand basin, fully tiled shower enclosure, complementary tiling to floor and walls by Porcelanosa, extractor fan, shaver point, low voltage halogen lighting, heated towel rail, window to rear elevation.

BEDROOM TWO

Window to front elevation, reeded coved cornice to ceiling, fully carpeted, radiator, storage, BT and TV point, bespoke floor to ceiling triple wardrobe providing ample storage.

BATHROOM

Three piece suite comprising low flush w.c., pedestal wash hand basin, panelled bath, Porcelanosa floor and wall tiling, shaver point, extractor fan, recessed low voltage halogen lighting, window to rear elevation, heated towel rail.



STAIRS TO:

GALLERY / OFFICE

Designated office space with BT point and power sockets.

OUTSIDE

The property has use of communal landscaped areas, electric gated car park, one allocated parking space.

FURTHER INFORMATION

Tenure: Leasehold 150 years lease commencing 2009

Service charge is set at:

Ground rent is set at: £150.00 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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