

make the move



27 Angell Drive

MARKET HARBOROUGH. LE16 9GJ

Guide Price:
£175,000

An opportunity to purchase a leasehold two-bedroom first floor apartment within this popular location, situated on the fringe of Market Harborough.

The well-maintained property comprises, open plan living kitchen with Juliet balcony, two bedrooms and two bathrooms. To the outside there is an allocated parking space.

This property is offered chain free

- Market Harborough
- Leasehold
- First floor apartment
- Two bedrooms
- Two bathrooms
- Fully fitted kitchen
- EPC B
- Chain free

LOCATION

Market Harborough provides a wide range of amenities to include schooling, medical facilities, leisure, hotels, theatre, restaurants, public houses and a variety of retailers to include specialist shopping. The town benefits from excellent commuter links with easy access to the

M1, M69 and A14 whilst a mainline railway service to London St. Pancras international which can be reached in little over an hour.

ACCOMMODATION

Accessed via communal door.

ENTRANCE HALL

All accommodation off, full height built in storage cupboard, intercom.

OPEN PLAN LIVING KITCHEN

KITCHEN AREA

Range of base and drawer units with preparation surface over, stainless steel sink and drainer with monobloc mixer tap, tiled splash back, stainless steel electric oven with four burner gas hob over, stainless steel extractor canopy above, space for white goods, space for fridge freezer, range of eye level units, polished porcelain tiled floor.



LIVING AREA

Glazed double doors to side elevation with Juliet balcony, window to front elevation.

BEDROOM ONE

Window to front elevation, full height fitted wardrobe providing storage and hanging, door through to:

EN-SUITE SHOWER ROOM

Fully tiled double shower enclosure with glazed sliding screen and wall mounted fittings, back to wall, low flush w.c. with pedestal wash hand basin, wall mounted heated towel rail, obscure glazed window to rear elevation, ceramic tiled floor.

BEDROOM TWO

Window to side elevation.

BATHROOM

Fully tiled, comprising panelled bath with wall mounted shower attachment and glazed screen, back to wall push button low flush w.c., pedestal wash hand basin, wall mounted heated towel rail, display shelf.

OUTSIDE

To the rear of the property there is one allocated parking space.

OTHER INFORMATION

112 years remaining on the lease.

£927 per annum service charge

£323.52 per annum ground rent.

12 The Square
Market Harborough
Leicestershire LE16 7PA
Email: sales@naylorsestateagents.com

01858 450020 www.naylorsestateagents.com