



St. Marys Road, Market Harborough, LE16 7GR

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY**
KNIGHT

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Property Description

A modern second floor apartment situated close to the railway station and town centre. The accommodation comprises of a communal entrance hall, which in turn to the open plan kitchen/living/dining room, the kitchen boasts a range of base and wall units, with integrated electric oven, hob, washing machine, dishwasher and small fridge freezer, the living area and the bedroom both boast access to the balcony, and the bathroom is fitted with a modern white suite fitted with a bath having a fitted screen and shower over, w/c and wash hand basin. Outside there is allocated underground parking, and communal gardens.

Market Harborough has an excellent range of local shops and supermarkets, bars, restaurants, a theatre and leisure centre. The town is well catered with local schools for all ages. For the commuter, there are mainline rail services to London St Pancras in about an hour, with links to the Eurostar service, and the nearby motorways include the M1 accessible at Junction 20, with the A14 lying to the south.





Key Features

- Open Plan Living
- Walking Distance of Mainline Railway Station
- Ideal First Time Buy/Investment Property
- Living Dining Kitchen with Built In Appliances
- Bedroom with Balcony
- Bathroom
- Allocated parking
- Communal Grounds
- No Upward Chain

**Offers Over
£140,000**



**Approximate Gross Internal Area
43.5 sq. m. (468 sq. ft.)**



Floor area 43.5 sq.m. (468 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

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