



Northampton Road, Market Harborough, LE16 9HZ

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

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PROFESSIONALS

Property Description

LONG LEASE REMAINING 125 years from 1 February 2001

A charming first floor apartment occupying a pleasant position within a purpose built retirement development which lies just to the south of the thriving town of Market Harborough. The accommodation can be approached via a lift and communal hallways benefitting from UPVC double glazed windows together with electric heating, currently including an entrance hall, living room, kitchen, bedroom and bathroom. Additionally there are various communal areas including a wash room and lounge. Externally there are pleasant gardens surrounding the property and visitors spaces to the front.

Marshall Court comprises an impressive retirement complex built in about 2001 located just off Northampton Road to the south of the highly desirable town of Market Harborough which has excellent shopping and supermarket facilities, bars, restaurants, a theatre, leisure centre, nearby parks and also mainline railway station, with regular services on London St Pancras. The M1 is accessible at Junction 20 and the A14 lies to the south.



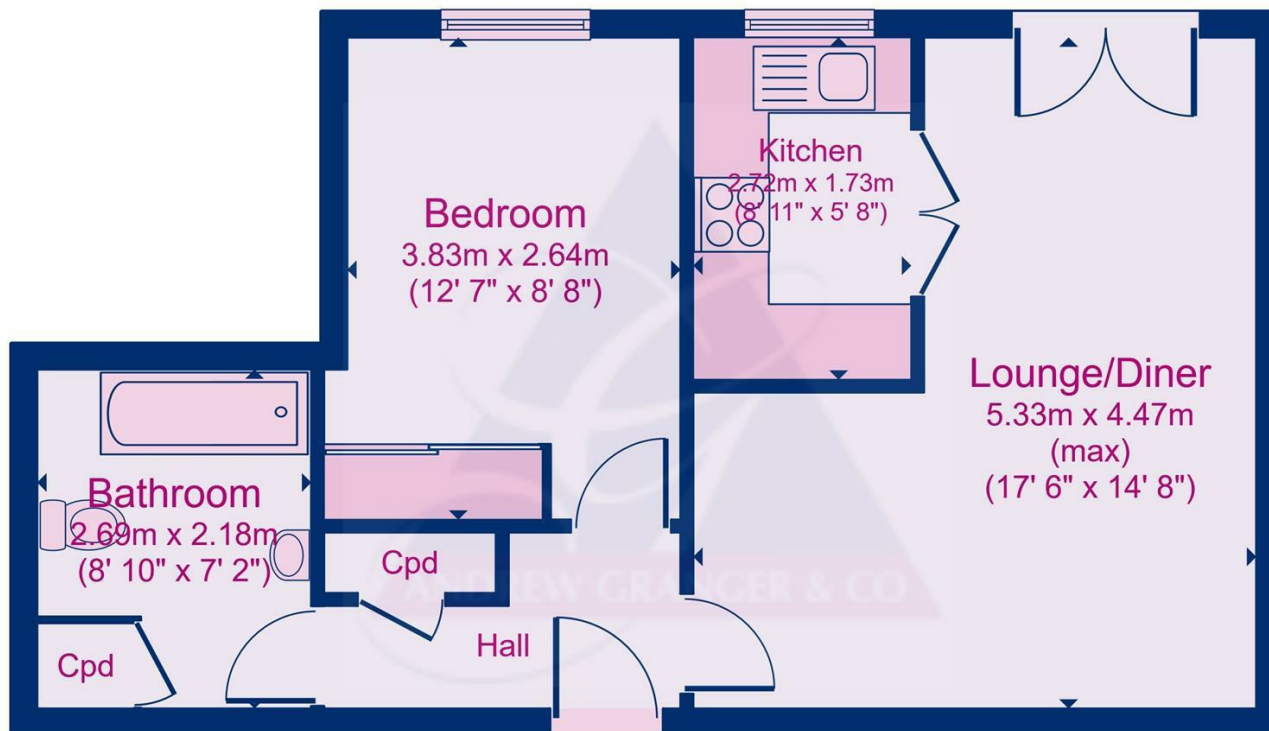


Key Features

- First Floor Apartment
- Close To All Local Amenities
- L Shaped Lounge/Dining Room
- Kitchen With Built in Oven and Hob
- Double Bedroom
- Bathroom
- Communal Lounge.
- Laundry Room
- Communal Grounds
- Visitor Parking

**Offers Over
£65,000**

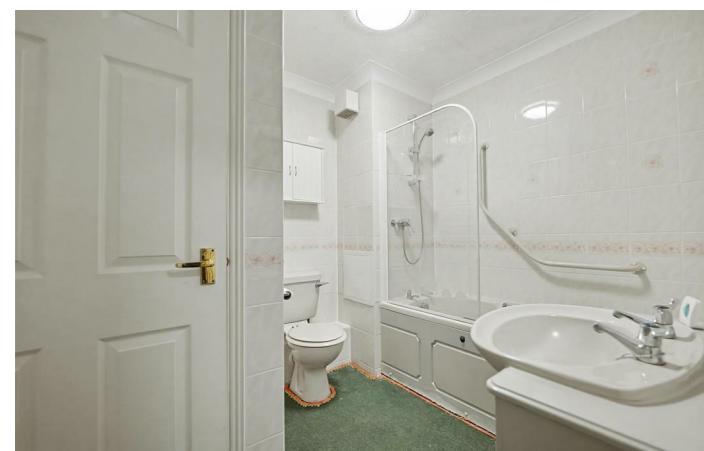




Marshall Court

Floor area 45.1 sq.m. (485 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority
Harborough District Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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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