



**Northampton Road, Market Harborough, LE16 9HZ**

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# 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.



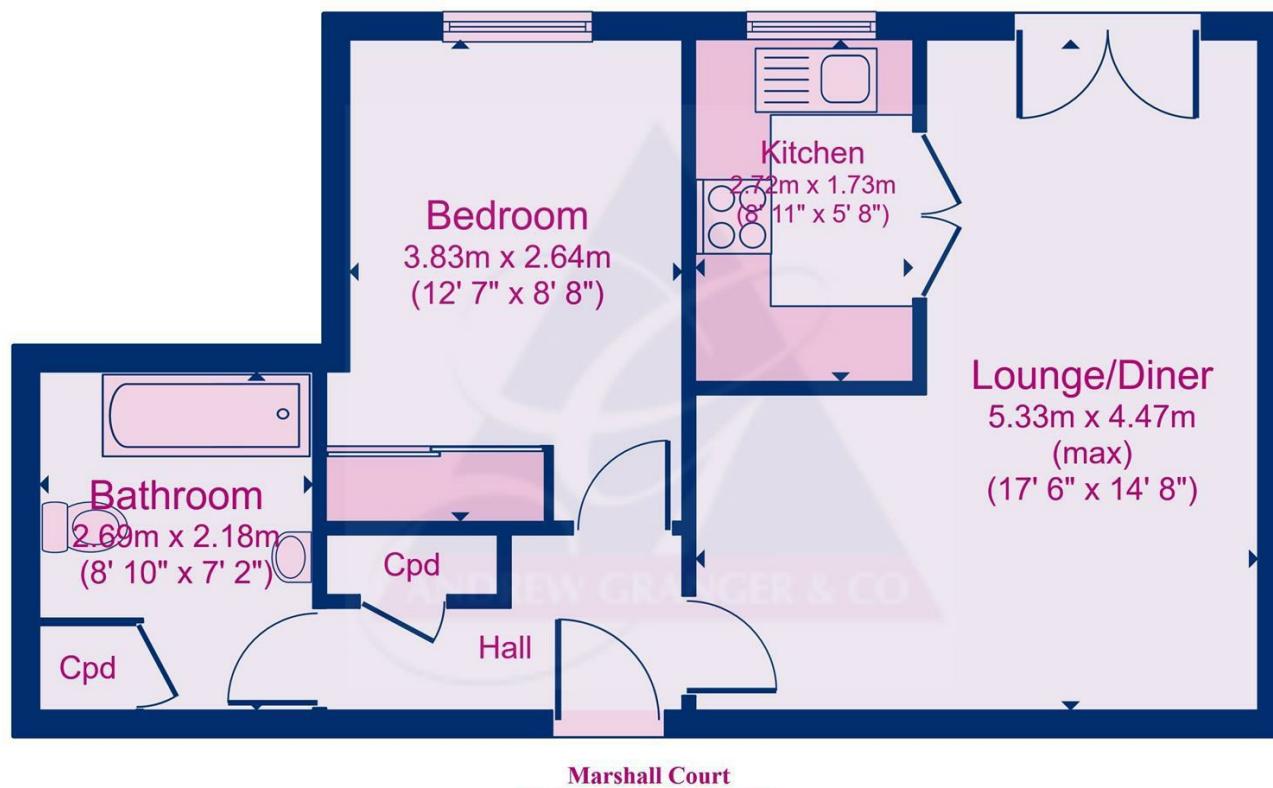
## Key Features

- 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





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.

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