



**Fount Court, Market Harborough, LE16 9GF**

  
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# Property Description

IDEAL FIRST TIME BUY/INVESTMENT PROPERTY.

A modern one bedroom first floor apartment located on the southern side of Market Harborough town centre.

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.

The property comprises of an entrance hallway which leads through in to the open plan living kitchen area. The kitchen is fitted with a range of base and wall units, integrated electric oven and hob with hood over, plumbing for appliance and space for a freestanding fridge, the living area enjoys views to the front with twin doors and a "Juliet rail".

The principle bedroom enjoys a view to the front elevation, and the bathroom comprises a three piece suite with a bath, w/c and wash hand basin.

Outside there is a communal area with an allocated parking space. The property is offered with no upward chain.

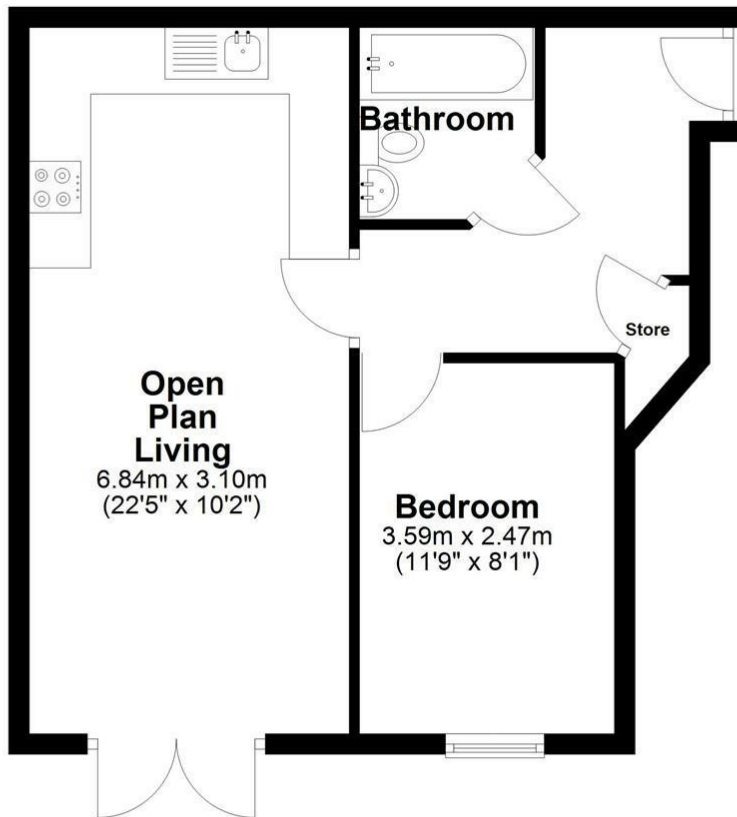






## Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



Total area: approx. 41.6 sq. metres (448.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

## Key Features

- Ideal Investment Opportunity
- One Bedroom Apartment
- Communal Entrance Hallway With Intercom
- Entrance Hall
- Living/Dining Area
- Kitchen With Built In Appliances
- Bedroom
- Bathroom
- Allocated Parking Space
- Close To All Amenities

**Price Guide**  
**£117,950**

EPC Rating - B

Tenure - Leasehold

Council Tax Band - A

Local Authority -

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