Connells

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for sale

offers in the region of **£190,000** **Leasehold**



Grand Union Road Market Harborough LE16 7FG

Stylish two-bedroom ground floor apartment located within the popular Wellington Place development, offered for sale. Conveniently positioned within walking distance of Market Harborough town centre and railway station, whilst benefiting from nearby amenities including Sainsbury's Local and Esquires

- Energy Rating: B
- Ground floor 2 bedroom apartment
- Open plan living
- Perfect for First time buyers & Investors
- An approximate 6 years on NHBC

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall

Welcoming entrance hall providing access to all accommodation, with useful storage cupboard and laminate flooring.

Open Plan Kitchen / Living / D

A bright and contemporary open-plan living space featuring a fitted kitchen with a range of wall and base units, complementary work surfaces and integrated appliances including oven, gas hob and extractor hood. The living and dining area offers ample space for both relaxation and entertaining, with a large window allowing plenty of natural light and enjoying views towards the surrounding countryside.

Bedroom One

A generous double bedroom with window to the front aspect, fitted carpet and space for freestanding bedroom furniture.

Bedroom Two

A well-proportioned double bedroom ideal as a guest room, home office or nursery, benefiting from a window to the front aspect and fitted carpet.

Bathroom

Modern three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC. Finished with contemporary tiling and heated towel rail.

Outside

The property benefits from allocated off-road parking for one.







To view this property please contact Connells on

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11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308517 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1613.95

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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