



LANGTON COURT

19 LANGTON COURT

MARKET HARBOUROUGH, LEICESTERSHIRE

JAMES
SELICKS

19 Langton Court Fairfield Road

Market Harborough,
Leicestershire LE16 9QJ

Centrally located to Market Harborough's town centre and amenities, this beautifully and immaculately presented two bedroom first floor duplex Apartment offers the perfect position with its convenient location and fantastic accommodation over two floors.

- Town centre location
- Walking distance of the station and canal basin
- Duplex first floor apartment
- Private entrance Hall
- Sitting room
- Kitchen
- Two bedrooms
- Two shower rooms
- Secure parking for one car
- No upward chain

ACCOMMODATION

The apartment is accessed through the key and fob operated secure main front door with intercom system and stairs rise up to the First Floor where Apartment 19 is situated to the right.

A private L shaped entrance hall gives access to a recently fitted WC, stairs rising to the first floor and a useful under stairs storage cupboard. To the left of the hall is the sitting room which has windows to the side and rear elevations and French doors to a balcony. The kitchen leads off the hall and has a range of eye and base level units laminated work surfaces, a stainless steel sink unit and window to the side elevation. The appliances include a Neff electric four ring hob, Smeg electric oven and an extractor hood over. There is further space and plumbing for white goods.

A dog leg staircase rises to the first-floor galleried landing which has access to an airing cupboard which houses the hot water cylinder and loft access. There are two double bedrooms both benefitting from fitted wardrobes with the master bedroom having an en suite shower room off. A separate shower room completes the accommodation and comprises from a corner shower enclosure, wash hand basin under a vanity unit and WC.

The development enjoys allocated parking for each apartment, accessed via a block paved driveway which leads under an arch to remote controlled electric gates for both vehicles and pedestrians. In addition there is an outside tap and power, ideal for washing the car, and although there is no formal outside garden space, the grounds are tastefully landscaped with mature trees, floral borders and grassed areas. There is also unallocated visitors parking area to the front and access to the bin store area.

LEASE

125 year lease from 2009

Service Charge of approximately £1253 per annum (for year ending Dec 31st 2021)

Ground Rent of £150 per annum

LOCATION

Market Harborough offers a wide range of amenities including a mainline rail services to London St Pancras. The town centre is conveniently located and has excellent shopping and supermarket amenities, schools, bars, restaurants, leisure centre and professional services. The M1 is accessible at junction 20 and the A14 lies to the South.

DIRECTIONAL NOTE

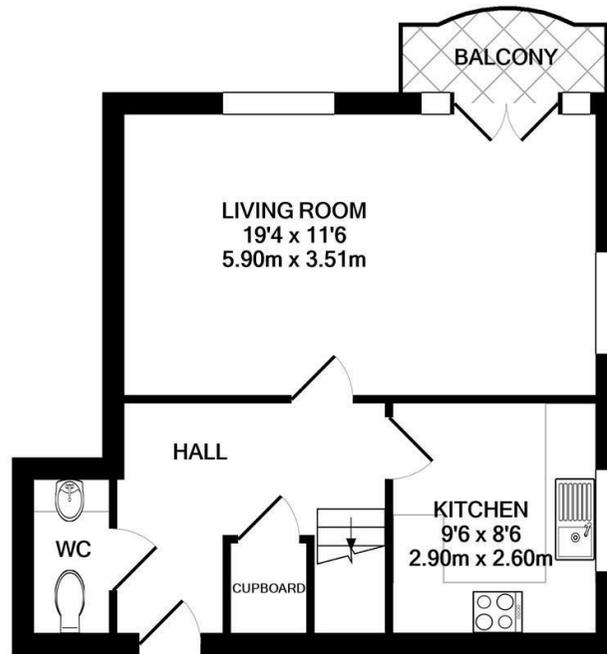
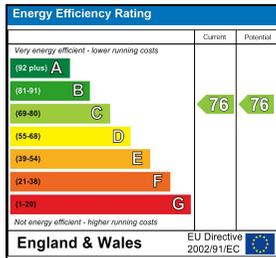
From Market Harborough town centre proceed along High Street, leading to Leicester Road and past the Police Station. Take the immediate first left hand turn after the Police Station onto Fairfield Road. Proceed along this road where Langton Court can be found on the left hand side.



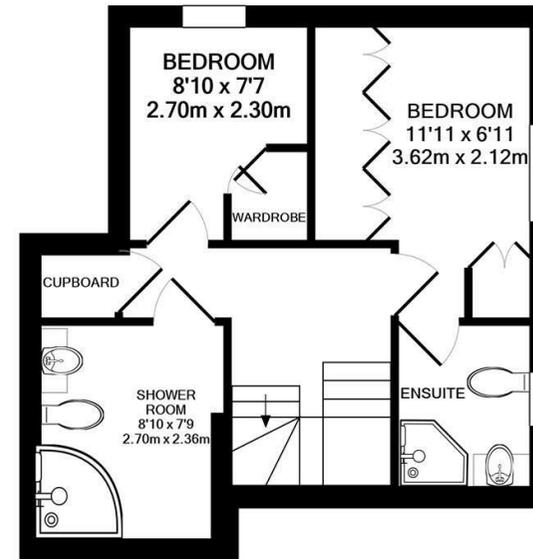


**19 Langton Court, Fairfield Road, Market Harborough, Leicestershire,
LE16 9QJ**

Total Approx Gross Internal Floor Area 790.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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