

2 THE DOCKHOUSE UNION WHARF

MARKET HARBOROUGH, LEICESTERSHIRE



JAMES
SELLICKS

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2 The Dockhouse

Union Wharf,
Market Harborough,
Leicestershire LE16 7UW

A sensational and extremely rare visitor to the market, two bedroom ground floor garden apartment with direct views over the Canal Basin.

- Views over the Canal Basin
- Fantastic west facing garden
- Two dedicated parking spaces
- Character throughout
- Award winning development
- Short walk to Market Harborough town centre
- London Rail access in approx. 1 hr
- Leasehold
- No upward chain
- EPC - C

ACCOMMODATION

Converted in 1999 and subsequently an award winning development, this fabulous garden apartment is arguably the best situated within the scheme with fantastic south and west facing gardens and direct views over the Canal Basin.

The accommodation originally conceived as a two bedroom apartment, now providing a study as an alternative in bedroom two but could easily be reconfigured. The apartment has double glazing, gas central heating and is entered through a communal hall into a vast living room with splendid views to the Canal Basin to the front. This room has solid wood flooring and original ceiling beams.

The kitchen area off has an extensive range of wall and base level cabinets with polished granite preparation surfaces and built in appliances. For added sociability, the kitchen is adjacent to a raised dining area with a built in sideboard, solid wood floor and access to a splendid garden room with double glazed windows and French doors to the rear garden, boarded floor and a lantern roof light.

An inner hallway leads to the study which has fitted units to include a hidden sewing machine storage which rises electronically and roller shuttered stores (formerly bedroom two). The master bedroom has dual aspect windows and fitted wardrobes and a very spacious bathroom with a five piece suite including a shower enclosure, sunken bath, bidet, wash hand basin and WC.

OUTSIDE

There are two dedicated parking spaces. To the rear is a private decked entertaining area immediately abutting the property, with steps leading down into low maintenance gravelled and paved garden with a water feature, well stocked fish pond, wooden pergola with seating beneath, wooden storage with insulation and lighting and an attractive planting scheme. There is rear access to the garden through a gate in the corner, which in turn leads to a shared ally way which has a security combination gate at the canal side. For narrowboat enthusiasts, a boat could be moored directly outside the property, with scope to possibly rent a mooring.

LOCATION

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within an half an hour car journey.

LEASE DETAILS

- * 120 years from 2nd October 1998.
- * Service charges - approx. £1800 per annum.
- * Ground rent - Peppercorn.
- * Management Company - Owners have a share in the freehold and get a say in how the company is run and where/how the money is spent.
- * Lease prevents pets.
- * Buildings Insurance included.
- * Grounds maintenance (all exterior land owned by the company including planting and gravel driveway).
- * Maintenance / repair of all common areas
- * Maintenance / repair of roofing and guttering.
- * All exterior paintwork on a cycle agreed by the management company/shareholders.
- * All external window cleaning.
- * Lease prevents the hanging of washing outside.
- * External lighting - the bollards and lamps lighting the external areas and the electricity needed to run them.
- * Local Accountancy firm acts as Company Secretary, including issuing share certificates, and preparing the annual accounts.

The above lease details are correct to the best of our clients knowledge, and should be verified by the purchasers solicitor.

DIRECTIONAL NOTE

Proceed out of Market Harborough on the Leicester Road B6047 Union Wharf can be seen on the left hand side before leaving the town, keep to the left and the Boat House is immediately on the right hand side.





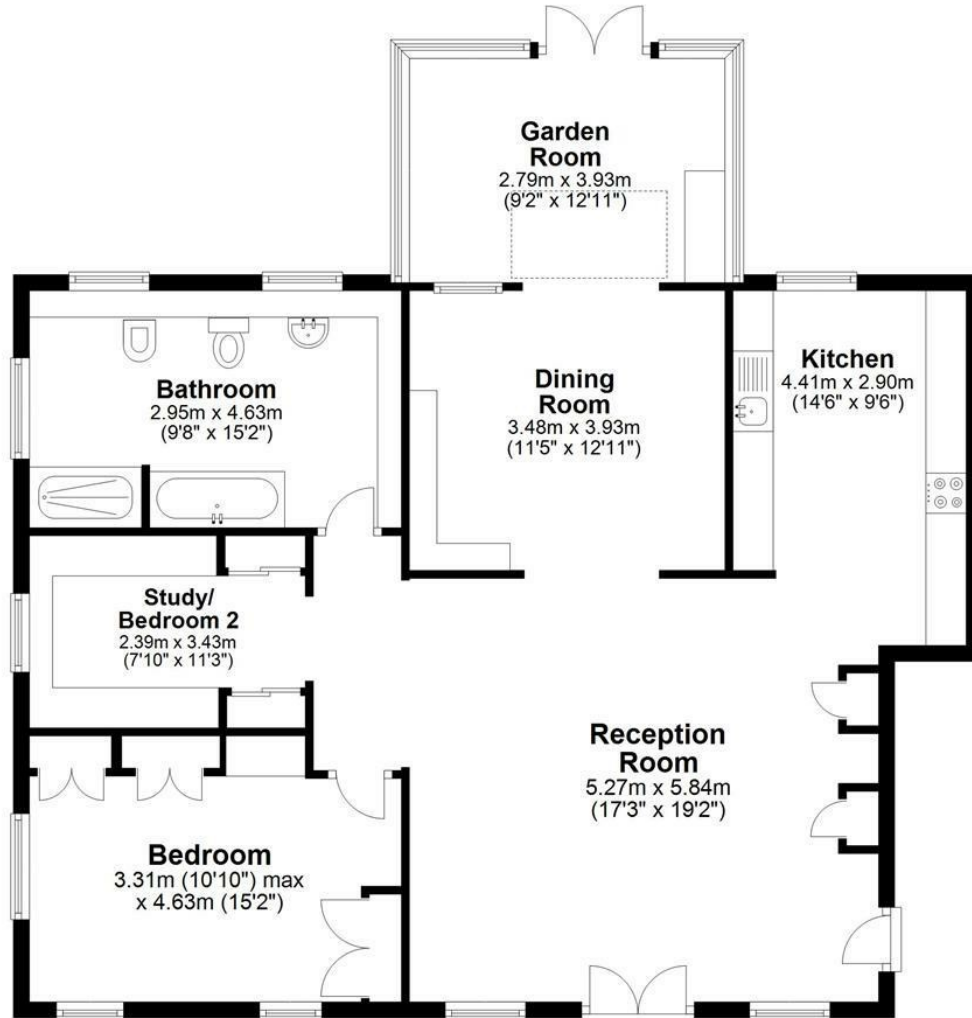
2 The Dockhouse, Union Wharf, Market Harborough, Leicestershire, LE16 7UW

Total Approx Gross Internal Floor Area 1169.00 sq ft
 Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Ground Floor

Approx. 108.7 sq. metres (1169.7 sq. feet)



Total area: approx. 108.7 sq. metres (1169.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
 Plan produced using PlanUp.



Market Harborough Office
 13 Church Street
 Market Harborough LE16 7AA
 01858 410008
 mh@jamesellicks.com

Leicester Office
 0116 2854 554

Oakham Office
 01572 724437

London Office
 0207 839 0888

www.jamesellicks.com



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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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