



PADDOCK COURT, HIGH STREET MARKET HARBOUROUGH, LE16 7NL

## HIGH STREET

£175,000 Leasehold

In the heart of Market Harborough you will discover this modern and homely two bedroom first floor apartment in the private Paddock Court complex for over 55's. The property has been carefully looked after by the current owners and has the luxury of a newly fitted kitchen and a modern shower room. The property has been beautifully styled throughout with Laura Ashley finishes and even fitted wardrobes to the master bedroom. There is a lovely sense of community with this complex and the grounds are maintained to a beautiful standard and are in full bloom. Found down a dedicated driveway, the property is set back from the high street and has allocated parking for ease and convenience. The location of this property is enviable as it is just a stone's throw from the high street where you will be able to enjoy the vibrancy of this market town and all of the amenities that it offers.





### **ENTRANCE HALL**

13' 00" x 3' 07" (3.96m x 1.09m)

### **KITCHEN/BREAKFAST ROOM**

13' 00" x 7' 07" (3.96m x 2.31m)

### **LOUNGE/DINING ROOM**

13' 06" x 11' 05" (4.11m x 3.48m)

### **BEDROOM ONE**

11' 06" x 9' 02" (3.51m x 2.79m)

### **BEDROOM TWO**

9' 02max" x 6' 06max" (2.79m x 1.98m)

### **BATHROOM**

6' 02" x 5' 09" (1.88m x 1.75m)

### **OUTSIDE**

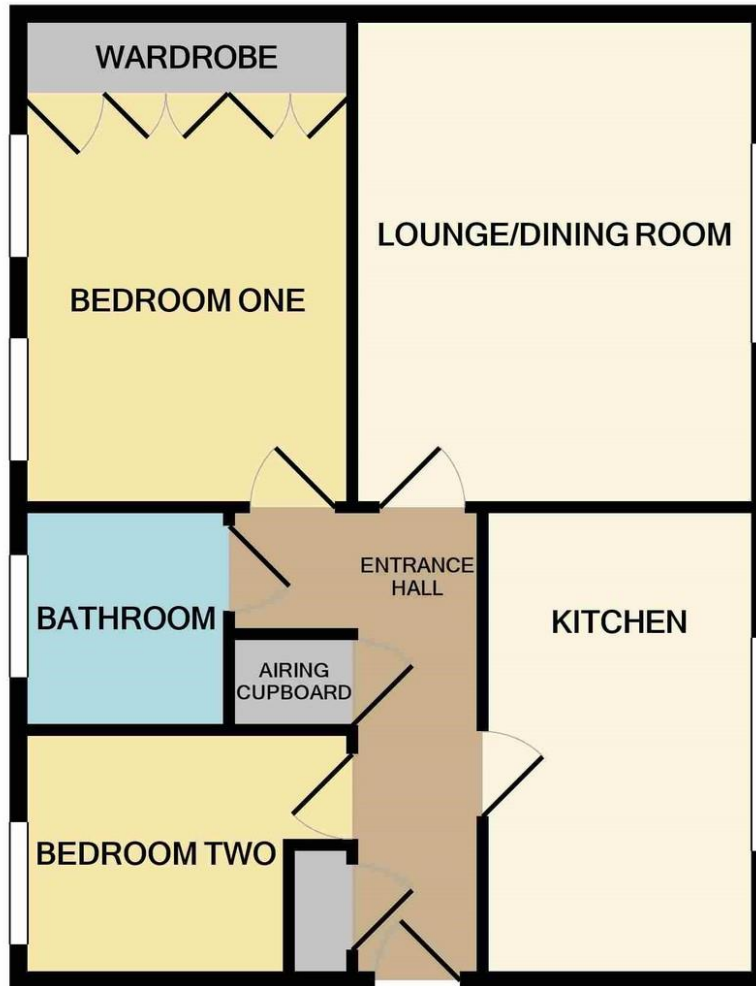
The property is entered down a private driveway where you will find allocated off road parking and visitor parking set in idyllic grounds. The grounds are well maintained and beautifully landscaped featuring an array of shrubs and flowerbeds. There is a nice private feel to the courtyard.

To the side of the property you will find a communal area with several washing lines providing a handy space for laundry to air. This is a lovely sun trap too and makes a fantastic space to soak up some sun and socialise with neighbours.

Lease details;

- 62 Years Remaining
- Service Charge £86 per Month
- Ground Rent £30 Per Annum





TENURE  
Leasehold

SERVICES  
Mains electricity and water connected.  
Gas fired central heating.

LOCAL AUTHORITY  
Harborough District Council

VIEWING  
Strictly by appointment with the selling agents.

EPC-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.