



37 THE GREEN GREAT BOWDEN, MARKET HARBOUROUGH, LE16 7EU



37 THE GREEN

£295,000 Leasehold

Bishops House stands proudly on The Green in the heart of the buzzing village of Great Bowden and is home to this luxurious two bedroom apartment. Found on the first floor, this property is immaculate and has been looked after exceptionally well by the current owner. Bishops House was formerly the Bishop of Peterborough's hunting lodge and has since been cleverly sectioned into several stylish apartments 13 years ago but still bears the same character of its earlier years with its large windows and high ceilings. The living space to this property is most striking and features a lovely large window overlooking The Green and with glimpses of the village church beyond. The master bedroom has the luxury of a dedicated ensuite bathroom and fitted wardrobes and there is a further modern bathroom also. There is a beautiful South/West facing communal garden with an abundance of sweetly smelling roses that makes for the perfect backdrop to entertain guests!



**ENTRANCE HALL**

22' 02" x 7' 06" (6.76m x 2.29m)

LIVING ROOM/DINING ROOM

18' 02" x 14' 10" (5.54m x 4.52m)

KITCHEN/BREAKFAST ROOM

19' 01" x 6' 07" (5.82m x 2.01m)

MASTER BEDROOM

14' 03" x 10' 04" (4.34m x 3.15m)

ENSUITE

8' 02" x 4' 05" (2.49m x 1.35m)

BEDROOM TWO

10' 03" x 9' 06" (3.12m x 2.9m)

BATHROOM

8' 05" x 6' 06" (2.57m x 1.98m)

OUTSIDE

The property is set within attractive grounds that have been well maintained. The dedicated parking space is found to the front of the property and Bishops House is securely enclosed behind two double iron gates that are electronically controlled. The entrance to the property is found to the right-hand side of the building.

There is a beautiful communal garden found to the rear of Bishops House blossoming with sweetly smelling roses and an array of mature trees. There are two seating areas and the garden is south/west facing and therefore captures the best of the sun and is a great space to get to know your neighbours!

ADDITIONAL INFO:

Service charge- £1600 per annum

Ground Rent- £375 per annum

Lease length- 235 years remaining





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		81 B
69-80	C	73 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.