



## 7 Canalside, Union Wharf, Market Harborough

Guide Price £225,000



# 7 Canalside, Union Wharf

Market Harborough, Leicestershire

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 1 bed luxury apartment in converted warehouse
- Situated at the popular Waterfront in Market Harborough
- Allocated parking
- Balcony with views over the canal basin
- Located near popular bar and restaurant at the basin
- Converted warehouse
- 1st floor apartment





## 7 Canalside, Union Wharf

Market Harborough, Leicestershire

This exceptional one bedroom luxury apartment is located within a beautifully converted warehouse at the sought-after Waterfront development in Market Harborough.



Designed to an impressive standard, the property seamlessly blends original character features with contemporary finishes, offering a unique living environment. The spacious open-plan living and dining area is flooded with natural light from large windows and glass doors, which lead directly onto the private balcony.

The modern kitchen is fitted with high-quality appliances and sleek cabinetry, making it ideal for both every-day living and entertaining. The generously sized double bedroom benefits from a feature arched window, while the stylish bathroom features a contemporary suite and elegant tiling. Additional features include secure entry, efficient heating, and ample storage throughout. The apartment comes with its own allocated parking space for added convenience.

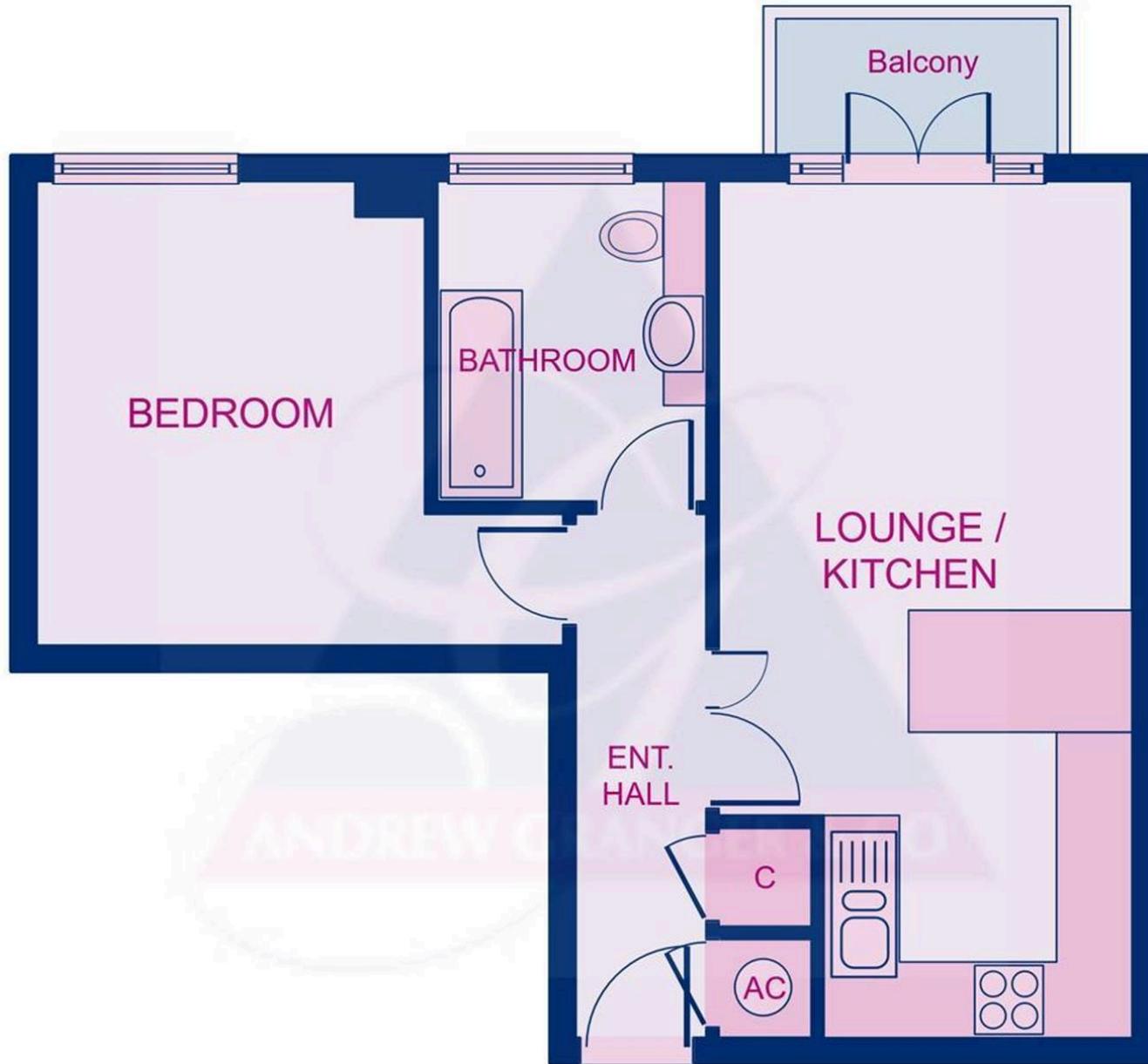
The standout feature of this home is its private balcony, which offers stunning views across the tranquil canal basin. This outdoor space provides the perfect setting to relax or entertain guests while enjoying the picturesque waterside scenery.

The development itself is set within landscaped communal grounds, with well-maintained pathways and seating areas for residents to enjoy.

With direct access to the canal towpath, residents can take advantage of scenic walks or cycle rides along the water's edge. The property is ideally situated just moments from a popular bar and restaurant at the basin, creating a vibrant yet peaceful lifestyle opportunity.

Excellent transport links, including the nearby railway station, ensure easy access to the wider region, while the bustling town centre of Market Harborough is just a short stroll away, offering a wide range of shops, cafes, and amenities. This outstanding apartment combines luxurious living with a prime waterside location, making it an ideal choice for professionals, first-time buyers, or those seeking a stylish retreat in the heart of Market Harborough.





### First Floor

Floor Area (Gross Internal) 46.0 sq. m. (495 sq. ft.) approx

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