



105 ST. MARYS ROAD MARKET HARBOROUGH, LE16 7DT

## 105 ST. MARYS ROAD

£150,000 Leasehold

This first floor two bedroom flat is a fantastic opportunity to get on the property ladder or provide an investment opportunity. Briefly comprising; a delightful open plan lounge, dining area and kitchen, two double bedrooms and a 'Jack and Jill' style bathroom with access from the hallway and master bedroom. One of the main appeals of this property is its location, being within walking distance to Market Harborough's local amenities, shops and restaurants and most importantly for the commuter, it is within a five minute walk to Market Harborough's train station with direct mainline links to London St Pancras, arriving in London within the hour. This apartment has the additional bonus of a dedicated parking space at the rear of the block. Viewing is recommended to fully appreciate the space that this flat can offer.





#### **ENTRANCE HALL**

12' 06max" x 5' 04max" (3.81m x 1.63m)

#### **LOUNGE/DINING AREA**

14' 02" x 14' 09" (4.32m x 4.5m)

#### **KITCHEN**

8' 06" x 6' 07" (2.59m x 2.01m)

#### **BEDROOM ONE**

11' 02" x 8' 10" (3.4m x 2.69m)

#### **BATHROOM**

6' 06 min" x 6' 03" (1.98m x 1.91m)

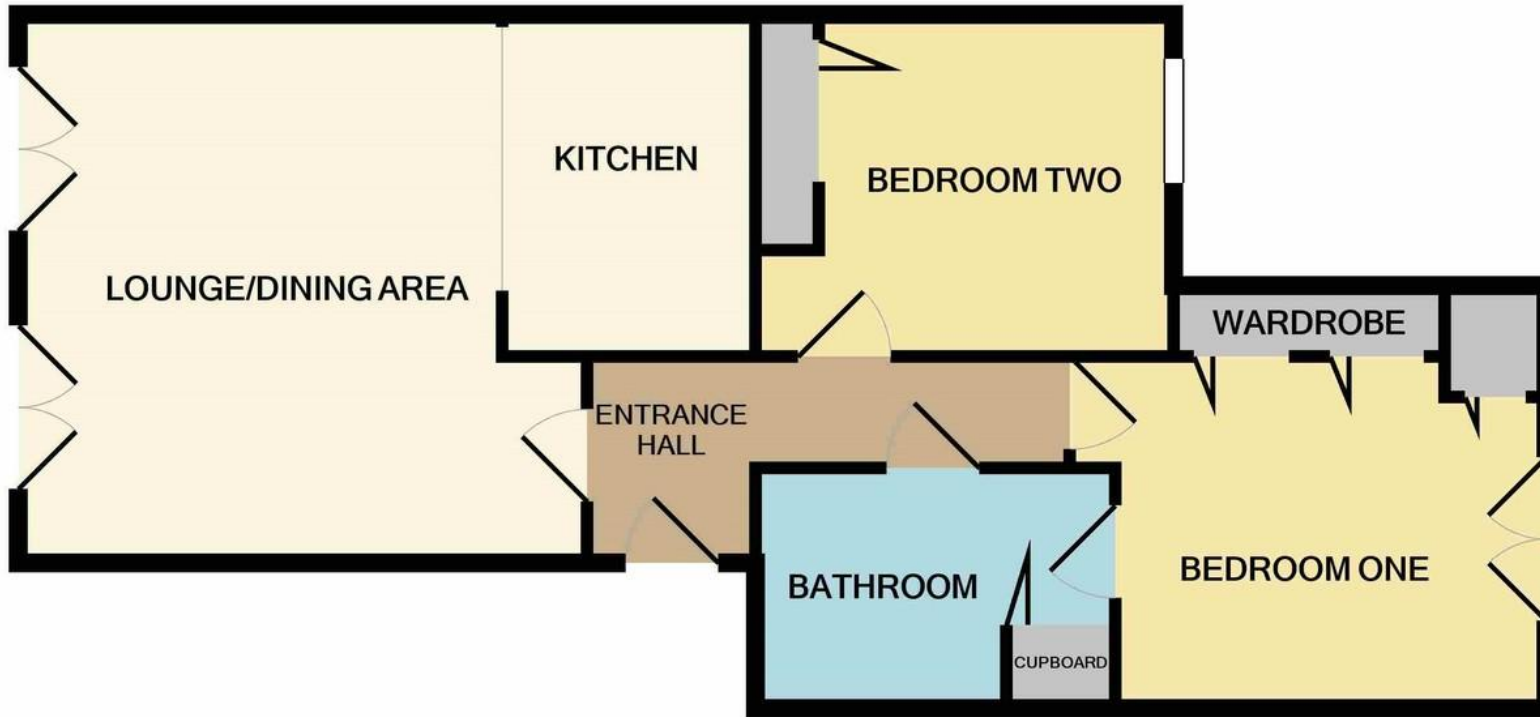
#### **BEDROOM TWO**

9' 02" x 8' 04" (2.79m x 2.54m)

#### **OUTSIDE**

Accessed through a designated entrance, the flat can be accessed via a communal stairwell and can be found on the first floor. The property benefits from its own parking space found to the rear of the block. There are also visitor spaces available.





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- to be confirmed.

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.

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