



THE MALTINGS, MARKET HARBOROUGH, LE16 9QQ

PRICE GUIDE £400,000

ANDREW GRANGER & CO

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The Maltings is a residential conversion of a Grade II listed building dating from the 19th Century. This charming and spacious split level apartment is wonderfully located in the town of Market Harborough and boasts in excess of 2,000 sq ft of accommodation, car standing and a large integral garage.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315.

ACCOMMODATION IN DETAIL

The accommodation briefly comprises of an entrance hallway, open plan living area with refitted kitchen, built-in appliances, study, living/dining room, cloakroom and utility. On the first floor there is a large L shaped sitting room/snug, walk-in wardrobe, two bedrooms, principal bedroom with en-suite bathroom. Externally is car standing and an integral garage.

Entrance door leads through to:

ENTRANCE HALLWAY

Which opens into an open plan living area with galleried landing above and stairs rising to the first floor. Door leads through to an inner hallway with:

CLOAKS/WC

Wash hand basin, wc, tiled floor and radiator.

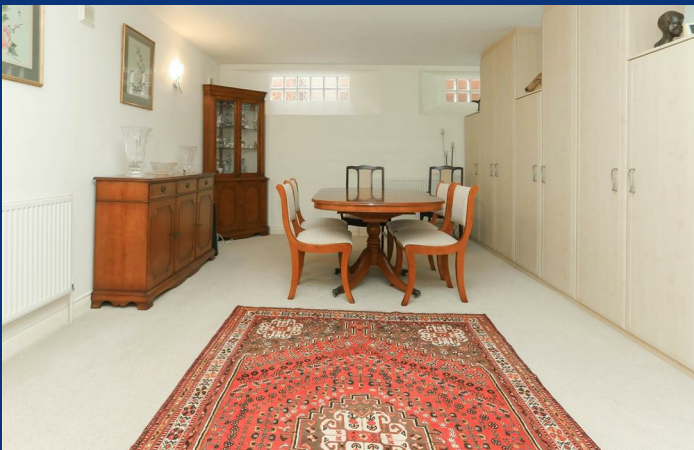
UTILITY ROOM 7'5 x 5'2 (2.26m x 1.57m)

With ventilator, plumbing for appliance and base and wall units. Inner door leads through to the integral garage.

LIVING/DINING ROOM 36'7 x 12'4 min extending to 19'4 (11.15m x 3.76m min extending to 5.89m)

KITCHEN 10'7 x 8'4 (3.23m x 2.54m)

Recently refitted by the current owners comprising of a matching range of base and wall units with complimentary work surface, sink with drainer, electric double oven and gas hob with hood above, tiled floor, integrated dishwasher and fridge/freezer, breakfast bar.



STUDY 15'5 x 7'4 (4.70m x 2.24m)

Fitted work station and units comprising storage space and bookshelves, radiator, recessed ceiling lighting.

FIRST FLOOR

GALLERIED LANDING

SITTING ROOM 44'8 inc staircase x 21'3 (13.61m inc staircase x 6.48m)

With dual aspect to both front and side elevations. Opening through to:

SNUG

Set of French doors with "juliet" rail and window to side elevation. radiator.

DRESSING ROOM 6'2 x 5'7 (1.88m x 1.70m)

With hanging and storage space and lighting.

BEDROOM ONE 13'7 x 10'5 max (to back of wardrobes) (4.14m x 3.18m max (to back of wardrobes))

Radiator and window to rear elevation. Wardrobes provide hanging and storage space. Door leads through to:

REFITTED EN-SUITE 7'6 x 6' (2.29m x 1.83m)

With corner shower unit, close coupled wc and wash hand basin, heated towel rail, tiled floor and extractor fan.

BEDROOM TWO 13'4 to back of wardrobes x 9'6 (4.06m to back of wardrobes x 2.90m)

Wardrobes to provide hanging and storage space, window to rear elevation.

REFITTED BATHROOM 8'8 x 7'6 (2.64m x 2.29m)

Fitted suite comprising of shower unit, vanity wash hand basin, wc, Karndean flooring and extractor fan. Tiling to water sensitive areas.

OUTSIDE

There is a communal garden just below the sitting room window, car standing for one vehicle which in turn leads to:



INTEGRAL GARAGE 23'1 x 9'7 max (7.04m x 2.92m max)
Electronic up and over door, power and lighting and personal door giving access to the inner hallway.

GROUND RENT AND SERVICE CHARGE

Currently the lease has 133 years to run and the annual service charge is £1160.00 with a ground rent of £100.00 per annum.

Leasehold

This lease has 133 years remaining, however the freehold belongs to the tenants who are shareholders in The Maltings Management Company (Market Harborough) Ltd.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

COUNCIL TAX

Council Tax Band E. For further information contact Harborough District Council 01858 828282

STAMP DUTY

The following SDLT rates apply until 31st March 2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to £925,000) - 5%

The next £575,000 (the portion from £925,001 to £1.5m) - 10%

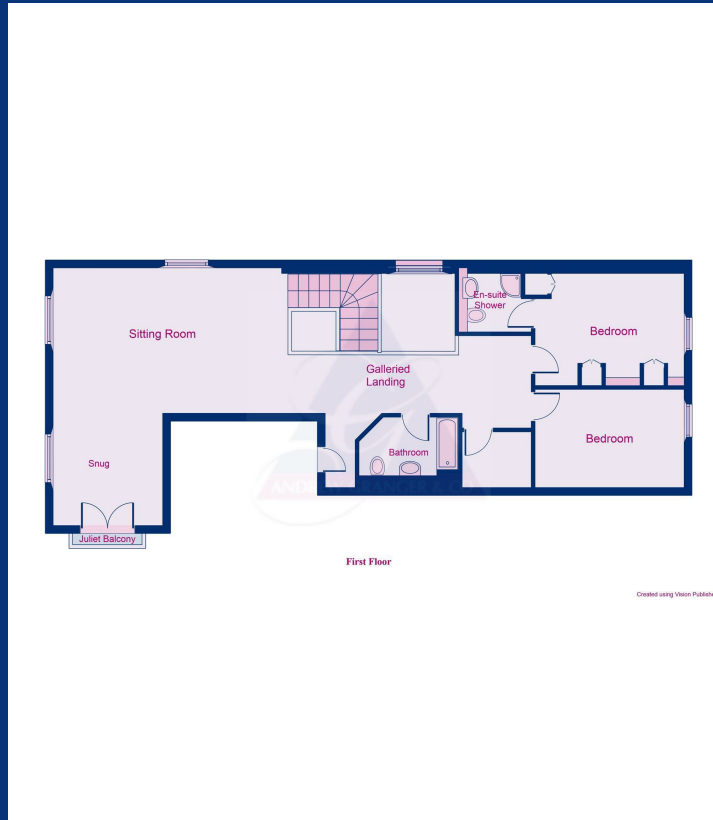
The remaining amount (the portion above £1.5 million) - 12%

A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

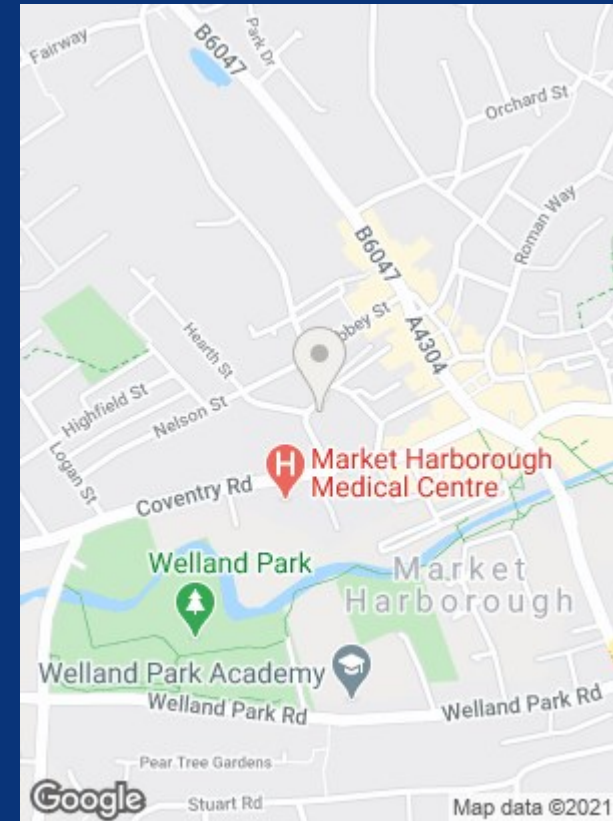
MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





LOCATION



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Call 01858 431 315

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