

# BELVOIR!

1 BIRCH HOUSE , 56 ST. MARYS ROAD, MARKET HARBOROUGH, LE16 7FF

£200,000 LEASEHOLD COUNCIL TAX B





Situated next to the River Welland and within close proximity to the town centre and train station.

This ground floor two bedroomed apartment which overlooks the River Welland consists of hallway, two double bedrooms with a en-suite to the master, living room and open plan kitchen leading out on to the balcony.

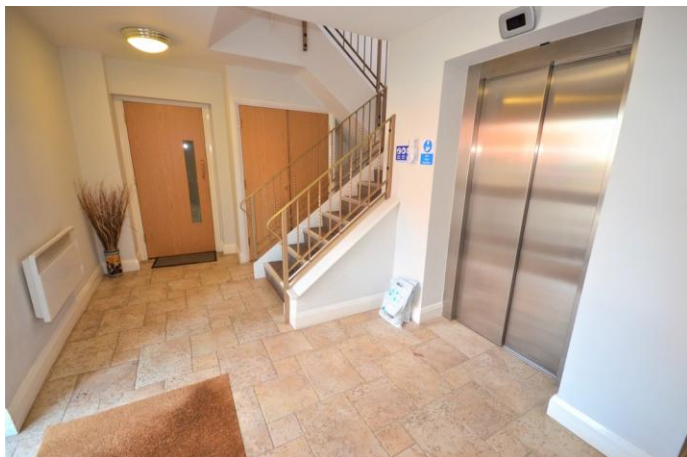
Externally you will find a communal garden along with secure parking to the rear of the property with an allocated car parking space.

This would make a perfect investment property or a perfect first time buy to get onto the property ladder Call 01536 261666 to arrange your viewing. EPC Rating C.

**LIVING/ KITCHEN DINER** 16' 2" x 16' 0" (4.93m x 4.88m) Carpet to floor in living room, vinyl to floor in kitchen area, base and wall units, work surfaces over, sink and drainer, tiling to splash backs, sliding doors out onto the balcony, light fittings, radiator, TV point.

**BEDROOM 1** 11' 0" x 9' 11" (3.35m x 3.02m) Carpet to floor, radiator, double glazed window, light fittings.

**BEDROOM 2** 9' 6" x 6' 11" (2.9m x 2.11m) Carpet to floor, double glazed window, radiator, light fitting.



**ENSUITE** Corner shower cubicle, low level WC, hand wash basin, light fittings.

**BATHROOM** Panelled bath with shower over bath, low level WC, hand wash basin, light fittings.

**EXTERNAL** Ground floor apartment with views of the Welland River with access to a communal garden and a private balcony.

**AGENTS NOTES** Lease - 150 years from 1 January 2007

As of January 2021

Ground Rent: £75 every 6 months

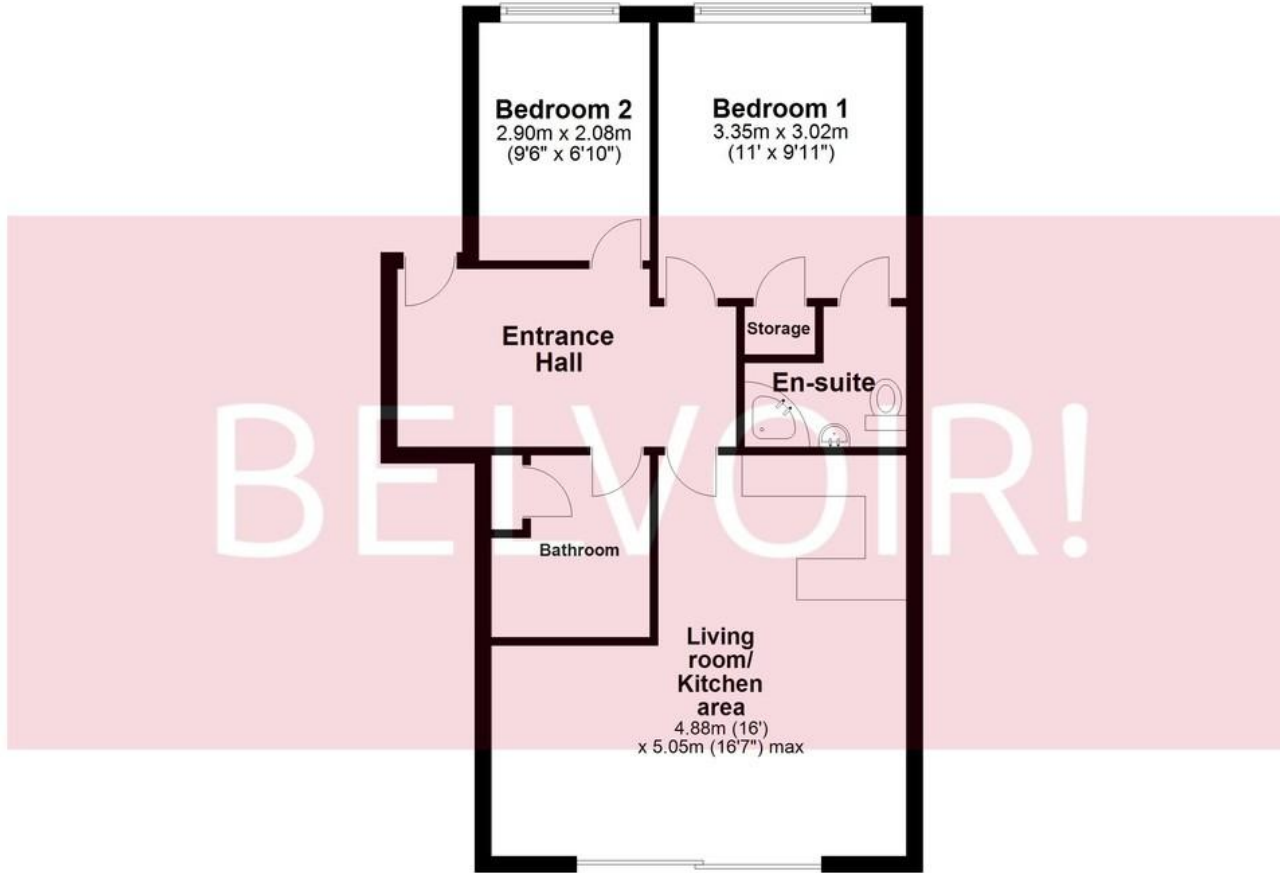
Service/Maintenance Charge: £575 every 6 months

Reviewed yearly



### Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 54.1 sq. metres (582.8 sq. feet)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
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