

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



An executive apartment situated in the sought after area of Union Wharf, Canal Side, the modern accommodation comprises communal entrance hall, entrance hall, open plan living/dining area/kitchen area, two bedrooms, ensuite to master, further bathroom, allocated parking space, Unfurnished, EPC C, Available end February.

LOUNGE

OPEN PLAN KITCHEN

FAMILY BATHROOM



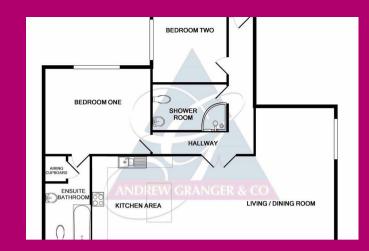






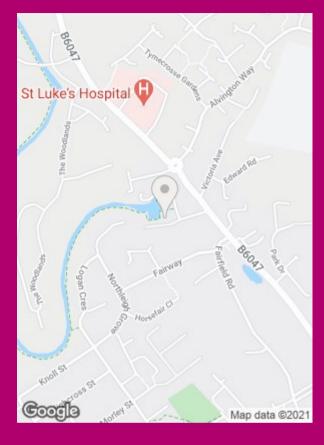








LOCATION





LIVING / DINING ROOM

- 1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
- 2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
- 3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

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- 5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
- 6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Call 01858 439 080





BEDROOM ONE

KITCHEN AREA

ENSUITE



BEDROOM TWO

SHOWER ROOM

HALLWAY





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