



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Shropshire Close, Market Harborough

£130,000

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'Town Centre Convenience'

Perfectly positioned within walking distance to the town centre and train station, this ground floor apartment boasts a well presented interior, two double bedrooms and an outdoor patio area overlooking the neighbouring park!

The property of leasehold tenure with a 125 year lease from 1988 with approximately 89 years remaining. There is an annual service charge of approximately £411.24.

Nestled within Shropshire Close, and set back from the road, the property is conveniently located within a short walking distance to the town centre, the train station, local parks, and other local amenities.

To the front of the property is a communal car park and an allocated storage shed.

Entrance is gained into a communal entrance hall with the front door of the apartment positioned on the ground floor.

Entrance hall featuring laminate flooring, and a storage cupboard.

Well-presented living/dining room boasting ample windows flooding the room with an abundance of natural light. The room features laminate flooring, space for both living and dining, an electric fire and a door leading out to the patio area.

Fitted kitchen comprising tiled flooring, a host of shaker style eye and base level units, a roll-top work-surface, ceramic wall tiles and a stainless-steel sink with a mixer tap and draining board.

Appliances include a single oven, a four-ring electric hob, a freestanding fridge and space for a washing machine.

Two bedrooms both benefitting from being double in size, with the main bedroom overlooking the neighbouring park.

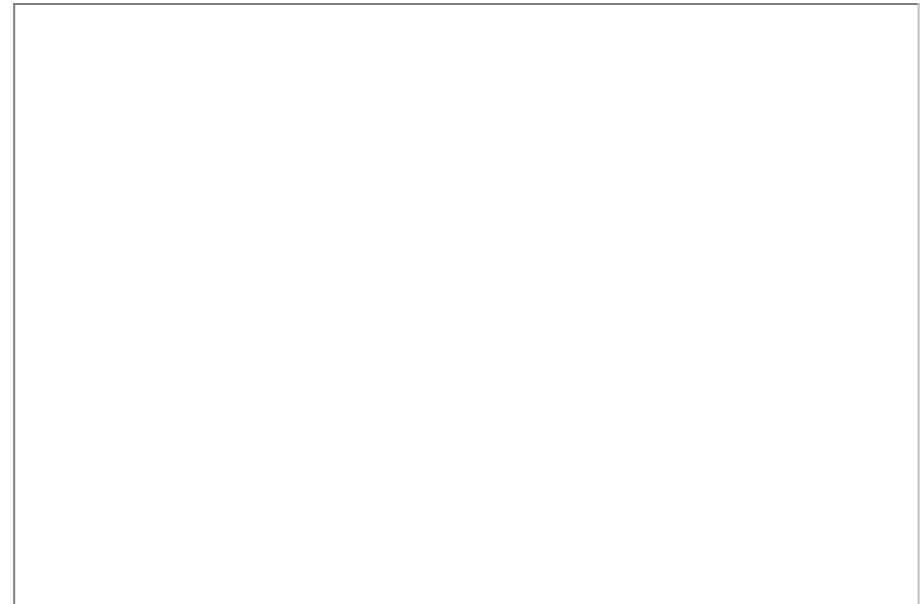
Modern shower room featuring ceramic tiled flooring, floor to ceiling wall tiles, a chrome heated towel rail, and a white three-piece suit to include an oversized shower cubicle with a Mira shower, a wash hand basin and a low-level WC.

The property has its own outdoor patio area, positioned to the rear, offering an ideal spot to sit and enjoy a morning coffee, overlooking the neighbouring park.





- Living Room - 4.42m x 3.96m (14'6" x 13'0") max
- Kitchen - 2.54m x 2.03m (8'4" x 6'8")
- Main Bedroom - 4.29m x 3m (14'1" x 9'10")
- Shower Room - 1.8m x 1.27m (5'11" x 4'2")
- Bedroom Two - 3.51m x 2.01m (11'6" x 6'7")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

