



**HENDERSON
CONNELLAN**
ESTATE AGENTS

3 Soar House, St. Marys Road, Market Harborough

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“Central Convenience with a Garden!”

Situated in the popular and desirable Soar House just a stones’ throw from the train station and a short walk into the town, this impressive ground floor apartment boasts a high standard of finish throughout, two double bedrooms, off road parking, a storage cage and it’s own garden!

Conveniently located opposite the train station with commuter rail links to London St Pancras within an hour. The town centre, supermarkets, pubs and shops are all within close walking distance and the property lies within close driving distance to the A6 and A14.

The property is leasehold with a lease of 150 years from December 2009 leaving just under 136 years remaining as of January 2024. The service charge is £1594.54 per annum, a ground rent of £373.24pa and buildings insurance of £528.00pa.

The property is accessed through the front entrance to Swift House, leading through the delightful gardens to the front entrance of Soar House where the apartment is located on the ground floor.

Entrance through the solid timber front door leading into the inviting entrance hall with attractive laminate flooring, two storage cupboards and flowing into the open plan kitchen/dining/family area.

Kitchen area comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, an AEG electric double oven, a four ring electric hob, an integrated microwave, an integrated dishwasher and space for an American style fridge/freezer (available by separate negotiation).

The living /dining area boasts carpet flooring and French doors open out to the garden area.

Spacious double bedroom boasting a host of fitted wardrobes, a window overlooking the garden area and a Jack & Jill bathroom.

The bathroom comprises ceramic tiled flooring and walls, a chrome heated towel rail, access to the airing cupboard and a white four piece suite to include a floating WC, a wash hand basin, a tile-enclosed bath and a separate shower enclosure with a fitted shower over. The airing cupboard also houses the washing machine.

Double sized second bedroom with a window overlooking the garden, double doors into the living area and currently used as a dining room.

The property benefits from off road parking for one car and it’s own storage locker in the basement.

The garden boasts a paved courtyard enclosed by a low level brick wall and mature planted borders adding a touch of greenery year round. The garden is a huge selling point for an apartment and offers the perfect place to sit out and entertain with friends.



Ground Floor



- Living/Kitchen/Dining Room - 6.91m x 5.87m (22'8" x 19'3") max
- En Suite/Bathroom - 3.56m x 2.79m (11'8" x 9'2")
- Main Bedroom - 4.62m x 2.69m (15'2" x 8'10")
- Bedroom Two - 3.33m x 2.59m (10'11" x 8'6")



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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.

