

for sale

offers over **£190,000** Leasehold



## Freshman Way Market Harborough LE16 9GN

A well-presented two-bedroom first-floor apartment situated on the highly sought-after Farndon Fields development. Offering a spacious open-plan living/kitchen area with Juliette balcony, en-suite to the principal bedroom, allocated parking and excellent access to Market Harborough town centre.

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- Energy Rating: B
- Ideal First-Time Buy or Investment Opportunity
- First Floor Apartment
- Allocated off-road parking space
- Two double bedrooms



# Property Details

## Entrance Hall

Accessed via a secure communal entrance with intercom entry system, the welcoming entrance hall provides access to all principal accommodation and benefits from two useful storage cupboards. Finished in a neutral décor, the hallway creates a bright and inviting first impression.

## Open Plan Kitchen/Lounge

The generously sized open-plan living, dining and kitchen area provides an excellent space for both everyday living and entertaining. A feature side window and Juliette balcony allow an abundance of natural light to flood the room, creating a bright and inviting atmosphere.

The contemporary kitchen is fitted with a range of high-gloss wall and base units complemented by roll-edge work surfaces and porcelain tiled flooring.

Integrated appliances include a fridge/freezer and washing machine, while additional features include a stainless-steel sink, electric oven with four-ring gas hob and a wall-mounted combi gas central heating boiler.

## Bedroom 1

The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room comprising a low-level WC, pedestal wash hand basin and double-width shower enclosure with tiled splashbacks.

## Bedroom 2

A well-proportioned double bedroom ideal as a guest room, home office or second bedroom.

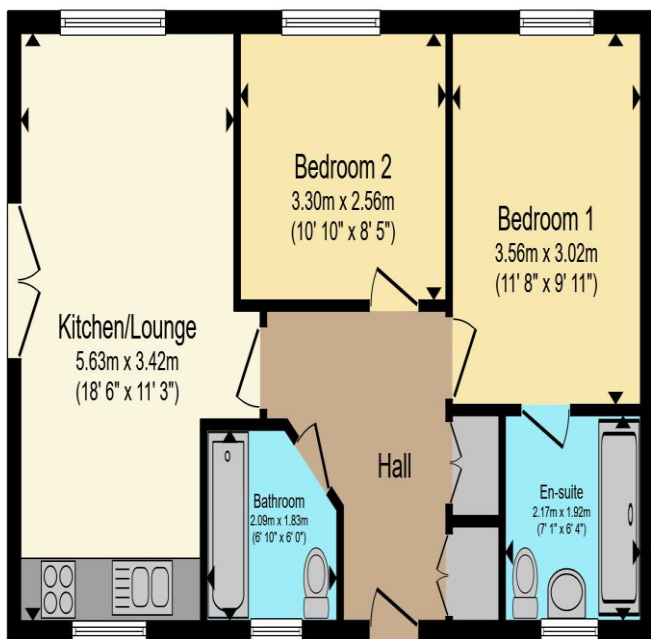
## Bathroom

The family bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Additional features include a heated towel rail, ceramic tiled splashbacks and vinyl flooring.

## Outside

The development benefits from attractive communal gardens with areas of lawn bounded by hedging and railings. The property further benefits from one allocated off-road parking space located to the rear of the building.





Total floor area 56.0 m<sup>2</sup> (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308436 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 219.17

Ground Rent: 927.46

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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