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Service without compromise

31 Angell Drive, Market Harborough, LE16 9GJ









£170,000

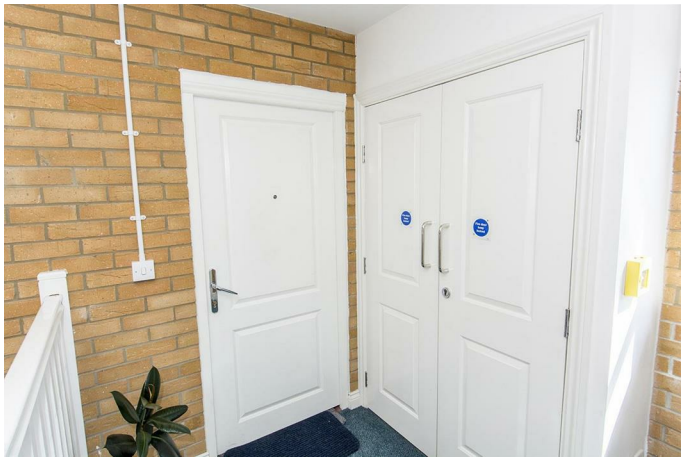
A superb top floor two bedroom-plus-en-suite apartment located in the pleasant 'Farndon Fields' development to the South of Market Harborough, ideally placed with easy access to the town's vast array of amenities. Accommodation is very well presented and gas centrally heated with UPVC double-glazing. It is entered via a communal entrance hall and stairway, then entering into the apartment's private hallway, with an impressive open plan living/dining/kitchen, two double bedrooms, master en-suite and main bathroom. Outside there are communal garden areas and a resident's car park with one private allocated parking space. The apartment comes with a healthy 110 years remaining on its lease with a reasonable ground rent and service charge combined payment of £1251 per annum to take care of the well maintained communal building and outside spaces.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Communal Entrance Hallway



Entered from both the front and rear of the building via the resident's car park with stairs leading up to the second floor landing.

Apartment's Private Hallway



Private main front entrance door. Two built in storage cupboards. Radiator.



Living/Dining/Kitchen 18'4" x 11'3" (5.59m x 3.43m)



UPVC double-glazed double-glazed window to front. UPVC double-glazed French doors with Juliette balcony to the side. Fitted range of gloss faced wall and floor mounted kitchen units with worktops and sink inset. Electric oven. Gas hob with extractor hood. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing gas central heating boiler. Radiator.

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Master Bedroom 11'6" to wardrobe doors x 9'9"
(3.51m to wardrobe doors x 2.97m)





UPVC double-glazed window to front. Fitted wardrobes. Radiator. Door through to:



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En-Suite



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Shower cubicle. Tiled splash backs and flooring. Radiator.

Bedroom Two 10'2" x 8'5" (3.10m x 2.57m)



UPVC double-glazed window to front. Radiator.



Additional Bathroom



WC. Wash hand basin. Panelled bath. Tiled splash backs and flooring. Radiator.

Gardens



Pleasant garden area to the side of the building.

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Parking



To the rear of the block is a residents car park with one private allocated parking space to the flat.



Lease Information

The property was built with a lease length of 125 years from the 1st of January 2011 with approximately 110 years now remaining. Ground rent is £323 per year and the service charge is £928 per year to include: maintenance of the outside areas, maintenance of the apartment block, cleaning and buildings insurance. Buyers must verify these details through their solicitor before entering into a legal purchase.

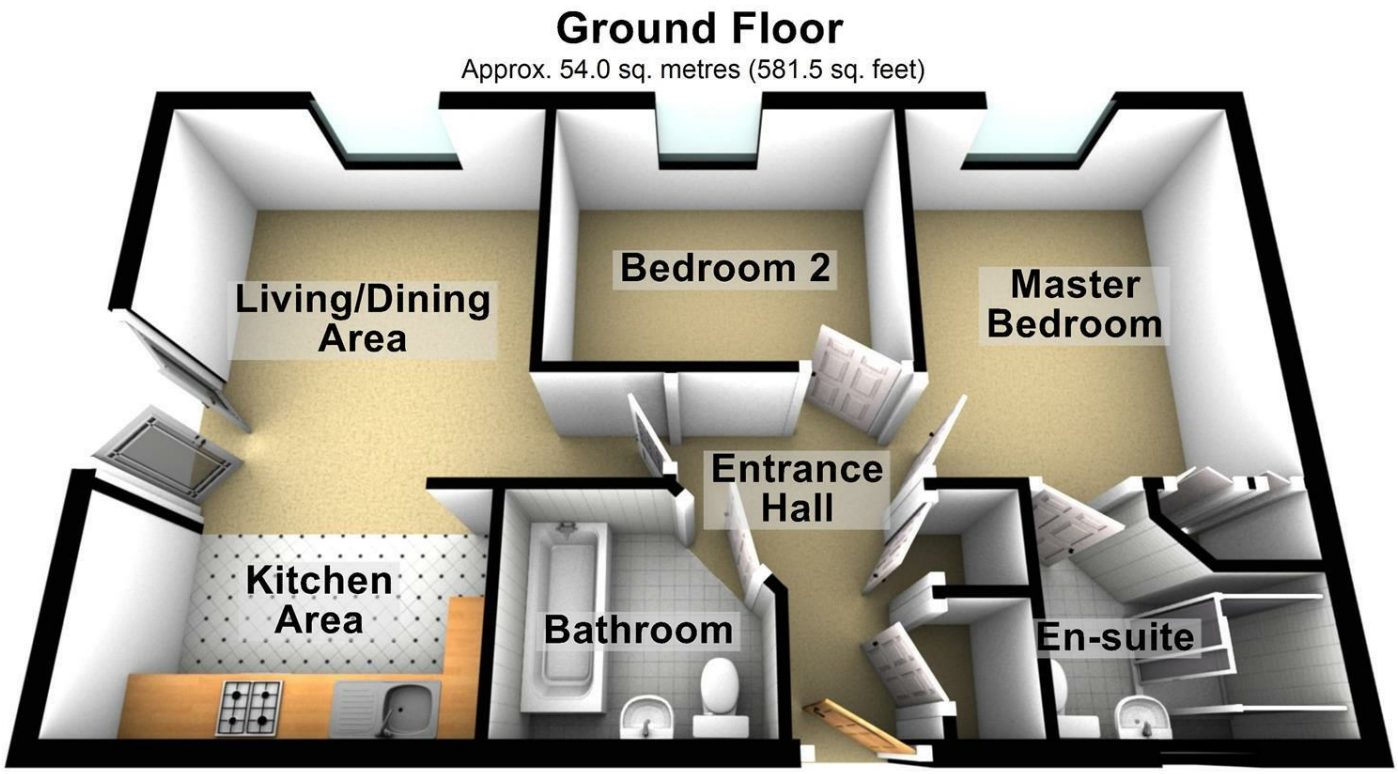
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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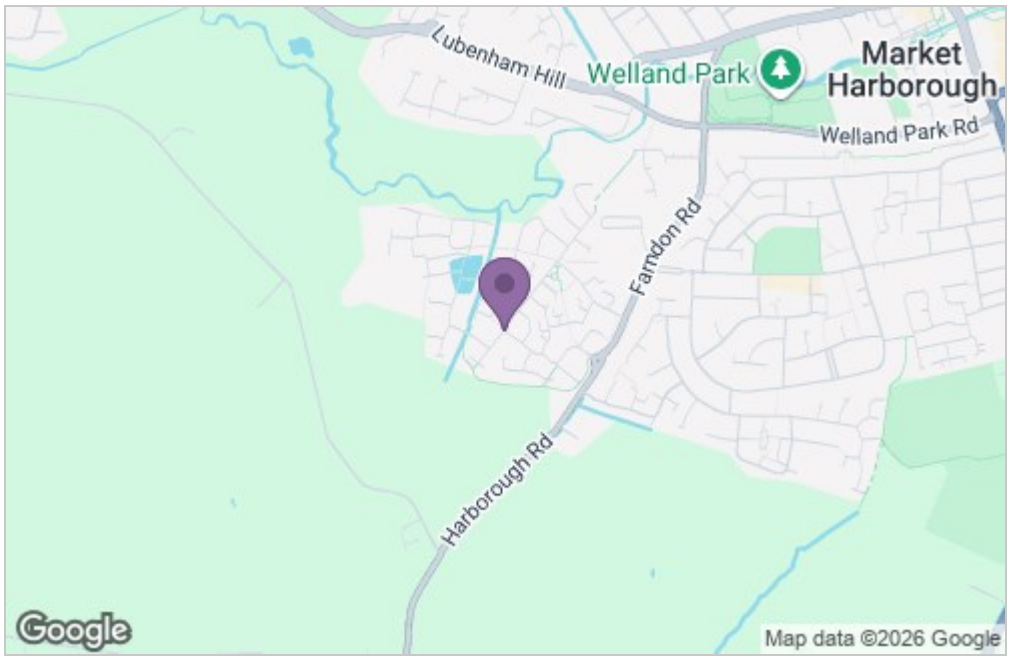
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Floor Plan

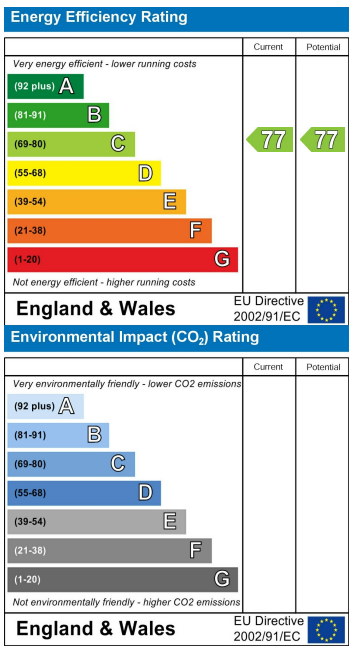


Total area: approx. 54.0 sq. metres (581.5 sq. feet)

Area Map



Energy Efficiency Graph



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