



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Attention First Time Buyers, Investors and Downsizers!"

Situated within the popular Edna Bowley Court and just a stone's throw from the local supermarkets, this fantastic two bedroom apartment is sure to appeal to first time buyers, investors and downsizers alike. Offering generous proportions, a high standard of finish throughout, two double bedrooms, two shower/bathrooms and off-road parking, this is a property that ticks all the boxes!



Edna Bowley Court
Market Harborough
LE16 8BN





Conveniently located within close walking distance of the thriving town centre, local supermarkets and the train station, the apartment is ideally positioned for everyday amenities and commuters alike. The train station offers excellent commuter rail links, including direct trains into London in under an hour.

The apartment is of a leasehold tenure of 150 years commencing from December 2010, with 134 years remaining. There is a service charge of £1,536.48 p.a, a ground rent of £200 p.a and buildings insurance of £123.77.pa.

A welcoming communal entrance hall provides access to apartment 13, which is situated on the first floor and can be accessed via either the communal lift or stairs.

The apartment has been freshly decorated throughout and benefits from brand new carpets, creating a bright, fresh and inviting feel from the moment you step inside.

Well-appointed kitchen with attractive vinyl flooring and a range of contemporary Shaker-style eye and base level units, complemented by a roll-top laminate work surface, brushed steel splashback and matching upstand. Integrated appliances include a washer/dryer, Neff electric oven, gas hob and extractor. There is also a stainless steel one-and-a-half bowl sink with drainer and a cupboard housing the gas boiler.



Naturally light and spacious living room with windows overlooking the rear of the property, creating a bright and comfortable space with ample room for both relaxing and entertaining.

The apartment boasts two generous double bedrooms, both situated to the front elevation. The main bedroom benefits from a modern en suite shower room.



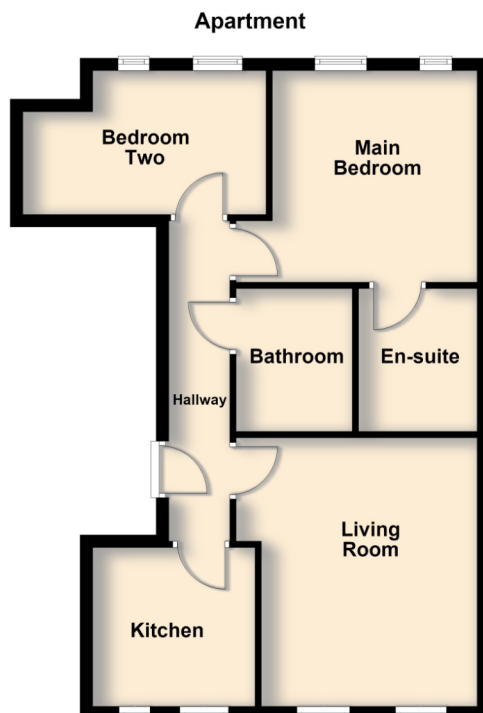
The en suite shower room comprises a fully enclosed double shower, pedestal wash hand basin and enclosed WC, together with a chrome heated towel rail. The shower area is fully tiled, with the remainder of the room benefiting from attractive half-height tiling.



Modern family bathroom with attractive vinyl flooring and a contemporary suite comprising a panel-enclosed bath, semi-pedestal wash hand basin and WC.



Further benefits include off-road parking, providing a valuable addition for residents, while the property's position within Edna Bowley Court offers convenient access to the surrounding amenities and excellent transport connections.



Living Room - 4.29m x 3.86m (14'1" x 12'8") max

Kitchen - 2.62m x 2.57m (8'7" x 8'5")

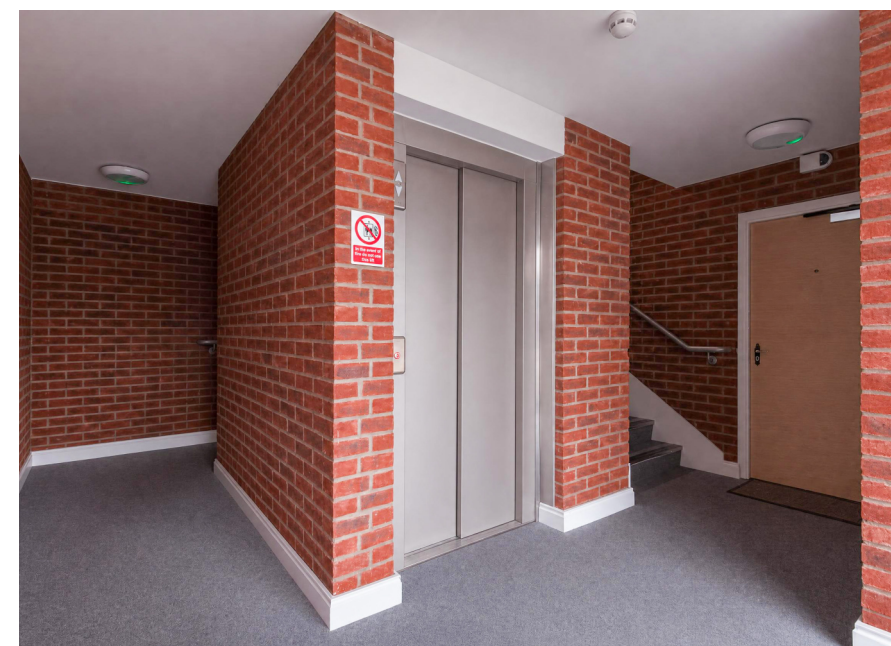
Main Bedroom - 3.86m x 3.38m (12'8" x 11'1") max

En Suite - 2.29m x 1.88m (7'6" x 6'2")

Bedroom Two - 3.89m x 2.29m (12'9" x 7'6") max

Bathroom - 2.29m x 1.85m (7'6" x 6'1")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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