



**8 Canalside Union Wharf, Market Harborough**  
**£300,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



ANDREW GRANGER & CO  
FOR SALE

Canalside  
5-10



## 8 Canalside Union Wharf

Market Harborough

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- GUIDE PRICE £320,000 - £330,000
- 1 allocated parking space in undercroft plus communal parking
- Fitted kitchen with appliances
- 1st floor luxury apartment
- Prestigious conversion property overlooking Harborough Canal Basin
- 2 Bed, 2 bath apartment
- Walking distance to town centre
- Luxury development nestled alongside restaurant & bar





This exceptional two-bedroom, two-bathroom luxury apartment is situated on the first floor of a prestigious conversion property, enjoying a prime position overlooking the picturesque Harborough Canal Basin. The residence is thoughtfully designed to combine modern comfort with character features, including striking arched feature windows flood the living spaces with natural light. The spacious open-plan living area is complemented by a stylish fitted kitchen, complete with integrated appliances, making it ideal for both every-day living and entertaining guests. Both bedrooms are generously proportioned, with the principal bedroom benefitting from an en-suite bathroom, while the second shower room is finished to a high standard. This apartment also offers the convenience of communal car parking and an allocated parking space in the undercroft ensuring peace of mind for residents. The property is perfectly placed within walking distance of the vibrant town centre, providing easy access to a wide variety of shops, cafes, and local amenities.

The development is nestled alongside a popular restaurants and bar, creating a lively yet exclusive atmosphere for residents to enjoy. The surrounding outside spaces are beautifully maintained, with landscaped areas that offer attractive spaces for relaxation or socialising with neighbours. The apartment's elevated position provides superb views over the canal basin, allowing residents to watch the boats and wildlife throughout the seasons. For those who appreciate outdoor pursuits, the towpaths and nearby green spaces offer scenic walks and cycling routes right on the doorstep. This unique setting combines the tranquillity of waterside living with the convenience of town centre amenities, making it an ideal choice for professionals, downsizers, or anyone seeking a stylish and low-maintenance home in a sought-after location. Early viewing is highly recommended to appreciate the quality and lifestyle this outstanding apartment has to offer.

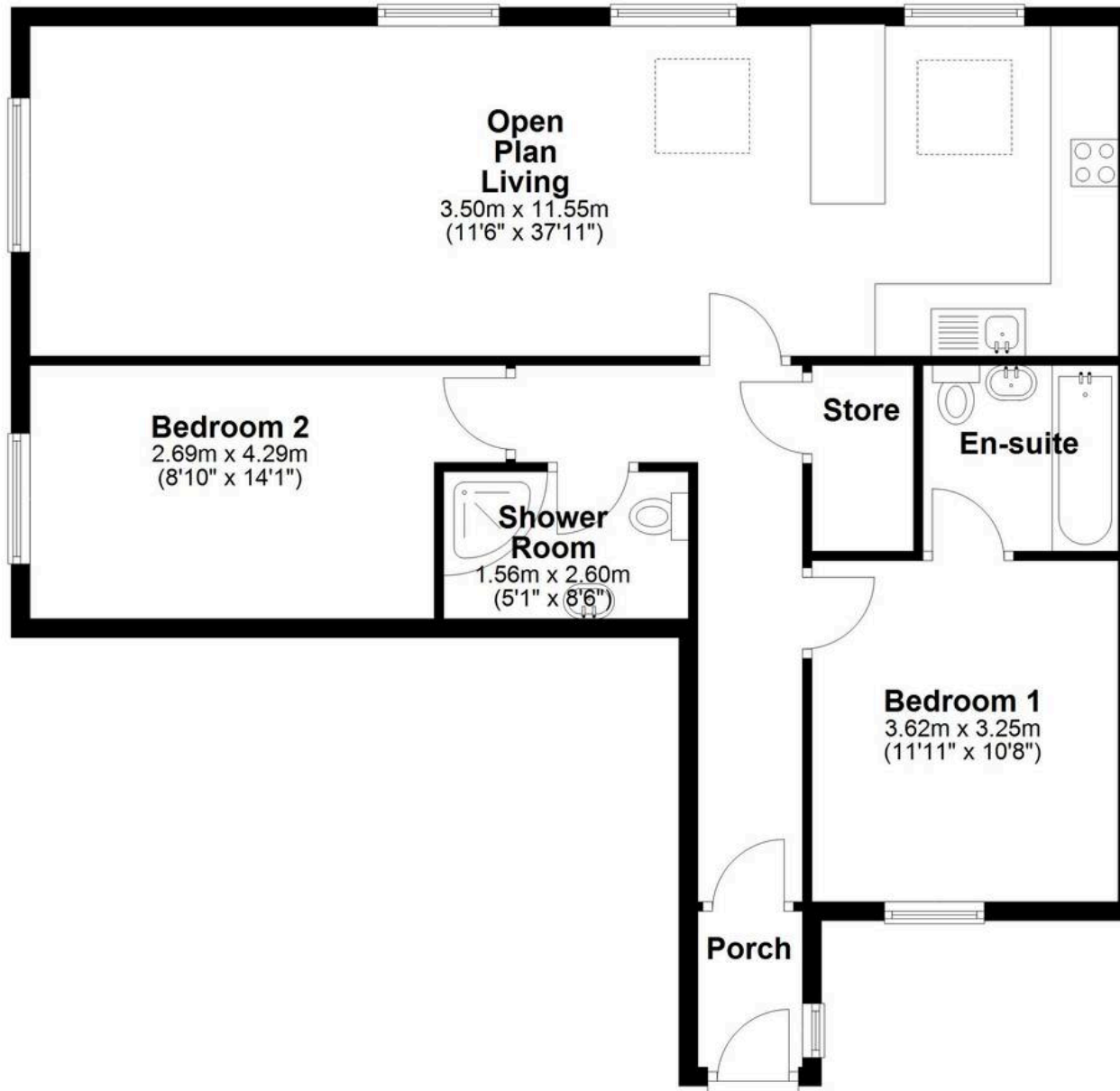
The 999 year lease is owned by the owners Basin View Ltd to which you will become a shareholder, so there is no ground rent to pay. The 2025 annual service charge was £1,066 to Basin View Ltd and a rent payment of £691 for AP17 Investments (the new owners of the surrounding canal basin - formally the Canal & River Trust).





## First Floor

Approx. 87.8 sq. metres (945.1 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.





## Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · [mkt.harboroughsales@sheldonbosleyknight.co.uk](mailto:mkt.harboroughsales@sheldonbosleyknight.co.uk) · [www.sheldonbosleyknight.co.uk/](http://www.sheldonbosleyknight.co.uk/)

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.