

JAMES SELLICKS

Grand Union Road

MARKET HARBOROUGH, LEICESTERSHIRE

A beautifully presented and contemporary two-bedroom apartment offering stylish, low-maintenance accommodation, with an impressive open plan living dining kitchen, modern bathroom and attractive views across adjoining open green space. Enjoying a light and airy interior extending to approximately 558 sq, ft, the property is ideally suited to first-time buyers, professionals or investors seeking a modern home with a practical and well-designed layout.

Beautifully presented contemporary apartment • Two well-proportioned bedrooms • Impressive open plan living dining kitchen • French doors with Juliet-style balcony • Modern fitted kitchen with integrated appliances • Stylish bathroom with contemporary fittings • Spacious principal bedroom • Versatile second bedroom with fitted wardrobes, ideal as a home office • Attractive views across adjoining open green space • Approximately 558 sq. ft of well-appointed accommodation • One allocated parking space and visitor parking

Accommodation

The apartment is approached via a communal entrance and staircase and situated on the fourth floor of the building. The apartment opens into a welcoming entrance hall, finished with contemporary wood-effect flooring and providing access to the principal rooms. The heart of the home is undoubtedly the impressive open plan living dining kitchen, a wonderfully light and sociable space designed for modern living. The sitting area provides ample room for comfortable seating, with French doors allowing natural light to flood the room, whilst the dining area comfortably accommodates a table and chairs. The adjoining kitchen is fitted with a stylish range of contemporary units, complemented by contrasting work surfaces, an integrated oven, hob with extractor above and space for additional appliances.

The principal bedroom is a comfortable double room, beautifully presented in neutral tones, a window allows for plenty of natural light, creating a bright and restful retreat. The second bedroom is equally well presented and benefits from fitted wardrobes that provide excellent storage without compromising floor space; it is currently arranged as a home office, demonstrating the flexibility of the accommodation. This room could equally serve as a guest bedroom, nursery or additional sleeping accommodation, depending on individual requirements.

Completing the accommodation is a modern bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over and glazed screen, wash hand basin and low flush WC. Neutral finishes and clean lines complement the apartment's modern aesthetic, whilst the entrance hall provides a practical connection between the rooms. Throughout, the property has been thoughtfully maintained and tastefully decorated, offering an appealing home ready for immediate enjoyment.

Outside

The apartment forms part of the attractive Wellington Place development and built by Messrs Taylor Wimpey. The building is approached via a residential access road, with areas of landscaping and parking facilities serving the development. Its contemporary design and established setting create an appealing first impression. One of the property's particularly attractive features is its outlook across adjoining open green space, providing a pleasant sense of openness and an attractive backdrop to everyday living. The French doors within the living accommodation further enhance the connection with the outside, allowing plenty of natural light into the apartment, whilst the surrounding development offers an appealing balance of modern residential living and accessible communal outdoor space. The property has the benefit of an allocated parking space, and visitor parking.

Location

Lying on the northern fringes of the town, Wellington Place is a quiet development with lots of green open space and benefits from being in close proximity to Market Harborough's thriving town centre. The market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre, and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.







Tenure	Leasehold
Lease Dated	24 June 2022
Original Lease Term	125 years from 1 January 2021
Lease Expiry	31 December 2145
Freeholder	Taylor Wimpey UK Limited
Ground Rent	Peppercorn (effectively £0)
Service Charge	Approx £1,500 per annum, reviewed annually Includes building insurance, which the Management Company is responsible for
Management Company	Encore Estate Management Limited
Lease Restrictions	• Used as a private dwelling occupied as one household • Cannot be used for a trade or business • No excessive noise or activities disturbing neighbours • Pets: Written consent from the management company required
Parking	One allocated parking. Visitor parking available
Services	Mains water, drainage and sewerage. Gas central heating
Loft	Insulated
Meters	Gas and electric smart meters, and a water meter
NHBC	NHBC Warranty until 2032
Local Authority	Harborough District Council
Council Tax	Band B



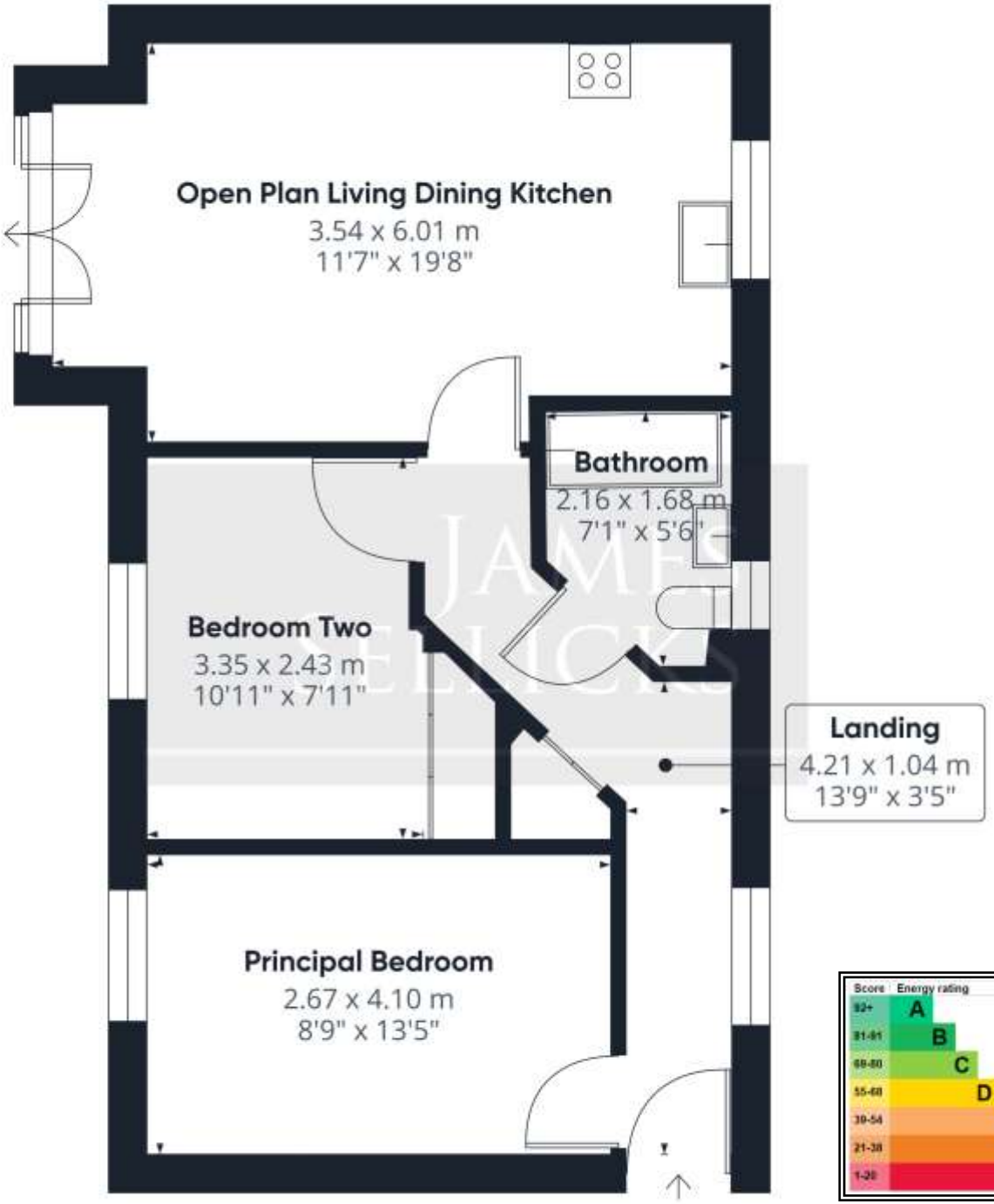


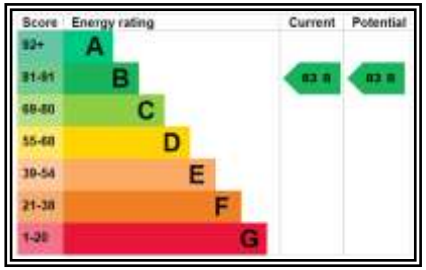












JAMES SELLICKS

Approximate total area(1)

52 m²

558 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamessellicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamessellicks.com

Please follow us on Instagram:

@jamessellicksmarketharborough

#teamsellicks

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

The Property Ombudsman





