



**St Marys Road  
Market Harborough  
Leicestershire  
LE16 7FF**

**Offers in Excess of £180,000**

**bettermove**

# St Marys Road Market Harborough

Bettermove are proud to present this first floor 2 bedroom flat in Market Harborough available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 132 years remaining on the lease; the ground rent and the service charge is combined at £105 per month.

The interior of this well maintained property comprises a spacious living room, fitted kitchen, two double bedrooms and the bathroom situated on the first floor of the building. The property also benefits from a south facing balcony overlooking the river.

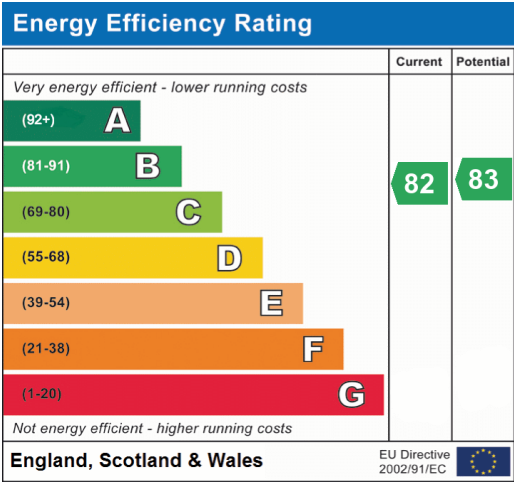
Located in the popular town of Market Harborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Market Harborough Train Station, the A6 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.







20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)