

LOT

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10a St. Marys Road, Market Harborough, Leicestershire LE16 7DU

Guide price\* £70,000+



**A spacious two bedroom flat located in a popular town, within walking distance to commuter links to London and an ideal purchase for the investor landlord.**

**Description**

A spacious two bedroom first floor flat of around 800sq ft which is now vacant and requiring some cosmetic improvement and refurbishment. The flat has a projected rental income after works completed iro of £650pcm, £7,800pa so offering a healthy future return for the investor. The flat has electric heating, features period high ceilings, fitted kitchen and sash windows. The property is being sold with an absentee landlord so please refer to the legal pack for more information relating to this.

**Location**

Market Harborough is a popular market town within the Harborough district of Leicestershire. It has a

thriving mix of independent and branded retailers, hotels, diverse restaurants and welcoming pubs. The town provides a full range of state education, recreational facilities, and local amenities all with excellent commuter links including a main line train service to London St. Pancras within an hour.

**Ground Floor** Communal entrance hall and stairs to all floors.

**First Floor** Entrance hall, fitted kitchen, separate living room with open fireplace and feature bay window, double bedroom one with triple aspect and large bay window, bedroom two and separate shower room/WC.

**Tenure**

Leasehold – please refer to legal pack

**EPC**

Energy Efficiency Rating E

**Auction Valuer**

Lucy Crapper ANAVA

**Note**

Buildings Insurance is in place for the entire building, arranged by Davis Opticians located to the ground floor, please refer to legal pack.

**Viewing**

Strictly by appointment with joint agent Spencers Market Harborough 01858 462238 For any other auction enquiries please call the auction team on 0114 254 1185

