

62 North End  
Hallaton  
Market Harborough  
LE16 8UJ

£108,500



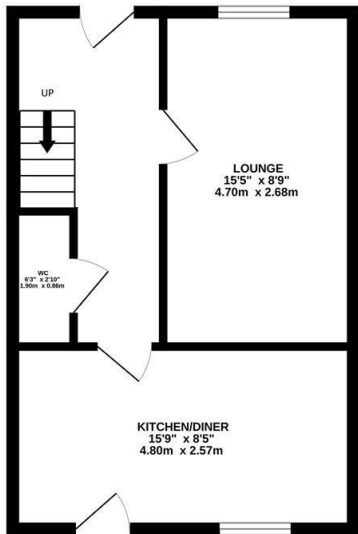
OSCAR JAMES

...expect excellence

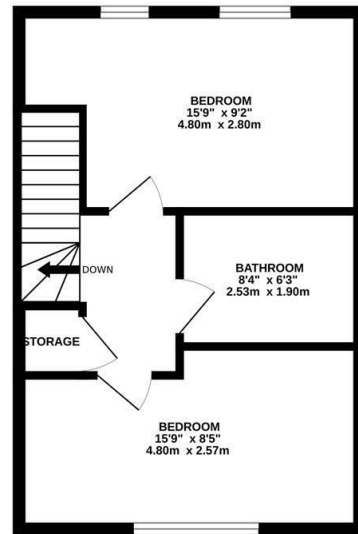


# FLOOR PLANS

GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Well proportioned living room



Modern kitchen/dining room



Two double bedrooms



Bathroom with a three piece suite



Lawned rear garden with paved patio area



Off road parking for two cars to the rear of the garden



## WHAT'S GREAT?

This superb two bedroom home built by reputable Grace Homes in 2022 is offered for sale in excellent condition and at a 35% share. Situated in the highly desirable village of Hallaton and boasting spacious accommodation throughout and lovely views to the front elevation this property will not disappoint.

The property briefly comprises entrance hall with guest WC and stairs rising to the first floor, well proportioned living room, modern fitted kitchen/dining room with ample dining area and access to the rear garden, two double bedrooms and modern bathroom with three piece suite.

Outside the property you will find a neat frontage enjoying views across the village and neighbouring countryside, lawned rear garden with a paved patio area and fully enclosed with allocated parking to the rear of the garden for two cars.

Lease information, rent and service charge;

The property has a 125 year lease with 124 years remaining. Platform Housing Association have affixed the remaining 65% share rental figure to be £505.26 per month which also includes a £43 per month cost for the service charge. These figures should be treated as approximate and should be confirmed with solicitors upon agreeing the purchase.

...expect excellence





# SELLER'S SECRET

I have thoroughly love living here and Hallaton is a wonderful village. I will miss it dearly but I know the next owner will love living here as much as I have.



## Why we like it....

This property is a fantastic opportunity for a first time buyer or a buyer wanting to get on the property ladder. It is beautifully presented and really is a must see!

To buy or not to buy....

# OSCAR JAMES

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