

1 Crown House  
Rose Yard  
Kibworth Harcourt  
Leicester  
LE8 0XW

£170,000

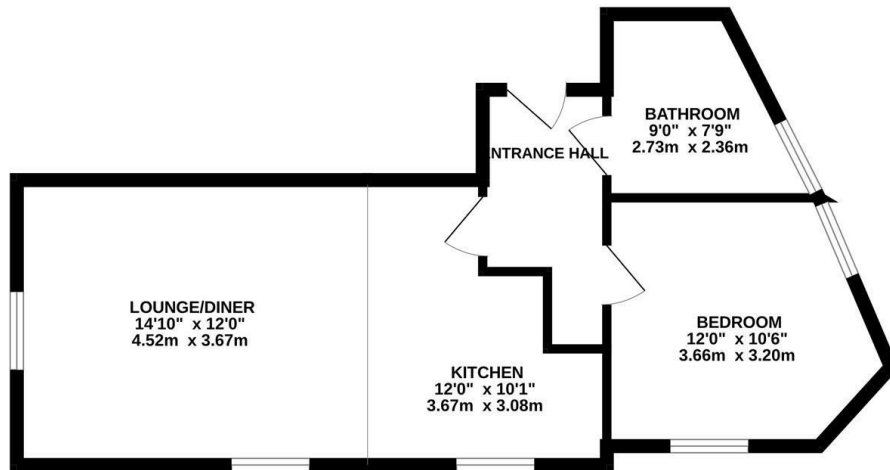


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (44.9 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.  
Made with Metropix v2024



## AT A GLANCE...



Open plan design with an abundance of natural light



Modern kitchen with a range of integrated appliances



One double bedroom with built in wardrobes



Modern bathroom featuring a three piece suite



Communal areas



Allocated parking for one vehicle



# WHAT'S GREAT?

A fantastic, ultra-modern and well thought out one bedroomed ground floor apartment, with allocated parking space.

Built in 2020 situated on a small development in the popular village of Kibworth, close to many amenities with great road links to Market Harborough and Leicester City Centre.

You will enter this apartment into the hallway which leads to the kitchen, complete with integrated fridge freezer, full sized dishwasher, washer dryer and breakfast bar with seating, open plan to the lounge area with master bedroom including built-in wardrobe, and stylishly modern bathroom leading off.

This property has been finished off to an exceptionally high standard, with Amtico flooring, under floor heating, intercom, Nest heating system, Cat 7 cabling and 10 year build warranty.

Please call Oscar James to arrange a viewing.

...expect excellence



# SELLER'S SECRET

We have loved living in our stylish apartment, being so close to amenities and within easy reach of both Leicester and Market Harborough has been really useful.



*Why we like it....*

This apartment must be seen to be fully appreciated. The perfect mix of quality and style!

*To buy or not to buy....*

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# OSCAR JAMES

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