



Not for marketing purposes INTERNAL USE ONLY

Edwin Court Kettering Road
Market Harborough

Edwin Court Kettering Road Market Harborough LE16 8FF

for sale
£56,000



Property Description

Located in the sought-after area of Market Harborough, the property features a practical layout comprising:

Spacious Open Plan Living Room/Kitchen—ideal for relaxing or entertaining

Two Generous Bedrooms — perfect for a small family, professionals, or as a guest room/home office.

Modern Bathroom — fitted with a bath and shower.

Hallway — providing access to all rooms and storage options.

Allocated Parking Space.

30% Share Price: £56,000 (rent £235.44 PCM)

Approximate Service Charges: £100.19PCM

Shared Ownership Lease: approx. 987 years

Council Tax Band: B

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined

mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

To be eligible for shared ownership you would need to meet the following criteria:

- Your annual household income does not exceed £80,000
- You have a deposit of at least 5% of the share value
- You do not own another property or have your name on the deeds or a mortgage for a property worldwide.
- This will be your only residence.
- You are a permanent UK resident or have indefinite right to remain.

Lounge/Kitchen

23' 6" x 9' 10" (7.16m x 3.00m)

Open-plan Lounge/Kitchen

Bedroom 1

6' 8" x 12' 11" (2.03m x 3.94m)

Spacious double bedroom with open aspect

Bedroom 2

11' 11" x 9' 9" (3.63m x 2.97m)

Additional bedroom with ample storage

Bathroom

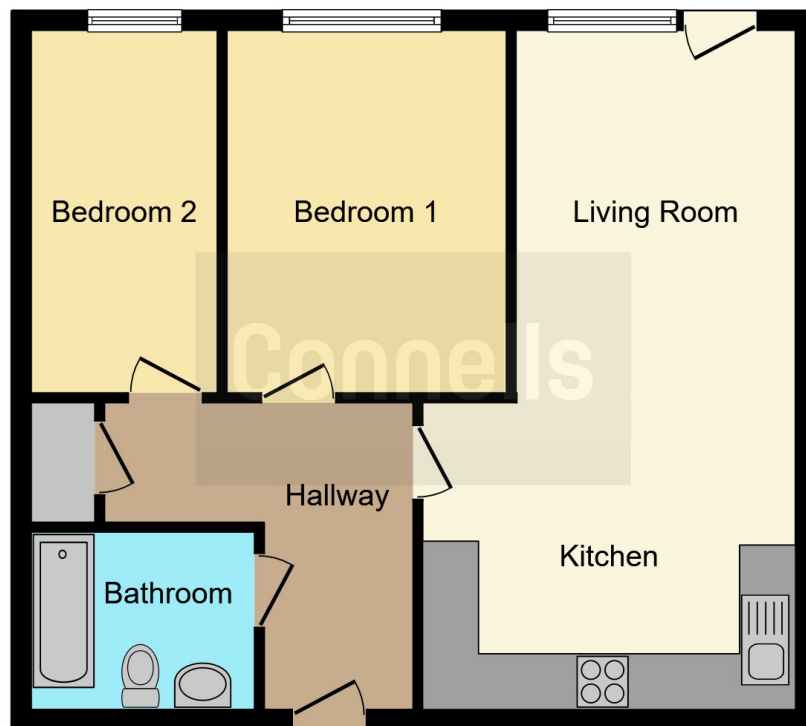
Bright room with shower over the bath,
storage cupboard and







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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1202.28

Ground Rent:
 2825.28

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 990 years from 13 Jul 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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