



Apartment Three, Olivia House

GUIDE PRICE: £325,000

BROOKLANDS GARDENS, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 9BU

JAMES
SELICKS

Welcome to Olivia House, an exclusive, gated development of eight luxury apartments, nestled within a quiet backwater within walking distance of Market Harborough town centre and railway station.

Designed by award-winning architects and developed by Oat Hill Homes, each apartment has been finished to a high specification with open plan kitchen, living/dining rooms featuring quartz work surfaces and integrated appliances, while allowing for plenty of natural light.

Exclusive gated development • Award-winning architect design • Luxury apartments • New build warranty • Share of freehold • Walking distance from town centre and rail station • Open plan kitchen, living dining room • High specification shower room • Parking with EV charge point • No upward chain •

Accommodation

A ground floor two-bedroom apartment with a hall featuring a walk-in storage cupboard, open plan L-shaped kitchen, family dining room with a full height picture window and double doors out on to the patio, which allows for an abundance of natural light.

There are two double bedrooms, one featuring a high quality ensuite shower room, and further high spec main shower room, both of which, finished to a high standard.

Outside

This exclusive gated community is accessed via secure, electric gate at the front which leads to a block paved drive that borders the front of the building and leads through the central arch into the landscaped communal garden at the rear.

There is a multi-point EV charging station to the side, with bin and bike storage tucked in the corner of the communal gardens. Each apartment has allocated parking for one vehicle, (with a visitor parking bay).

Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

Satnav Information

The property's postcode LE16 9BU and apartment number three.

Warranty

Each apartment comes with a 10-year ICW warranty.





Tenure: Leasehold with a share of the Freehold. The Freehold will be transferred from the Landlord to the Management Company on completion of the last apartment. Each resident will own a share of the Management Company (1/8th).

Management Company: Olivia House Management Partnership Ltd

Lease Term: 999 years.

Start Date: From and including 1st January 2022.

Service Charge: £1349.04 per annum (£337.26 per quarter, or £112.42 a month).

Ground rent: Peppercorn.

Buildings Insurance: Is included with the service charge.

Local Authority: Harborough District Council

Tax band: C

Listed Status: Not Listed.

Conservation Area: Yes – Market Harborough Conservation Area.

Tree Preservation Orders: None.

Services: The property is offered to the market with all mains services and electric heating.

Broadband delivered to the property: FTTP.

Non-standard construction: Believed to be of standard construction.

Pets: Not to keep any animal or bird on the property without the prior written consent of the Landlord or Management Company (if handed over).

Flooding issues in the last 5 years: N/A – New build property

Accessibility: Ground floor apartment

Cladding: N/A



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



**Apartment Three, Olivia House, Brooklands Gardens
 Market Harborough, Leicestershire, LE16 9BU**

Total approximate floor area = 71.3 Sq. M / 768 Sq. Ft
 Measurements are approximate. Not to scale.
 For illustrative purposes only.

Score	Energy rating	Current	Potential
93+	A		
81-91	B	83 B	83 C
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

