

Windmill Road  
Market Harborough  
LE16 7QW

£88,500

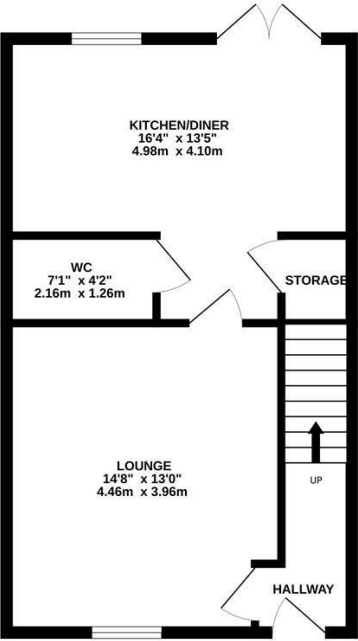


OSCAR JAMES

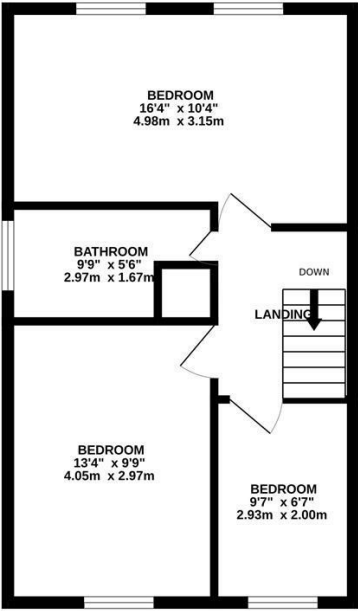
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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...



Living room



Modern kitchen



Three bedrooms



Modern bathroom



Enclosed rear garden



Off road parking



## WHAT'S GREAT?

A fantastic opportunity to purchase a 25% shared ownership of this modern, two-year-old three-bedroom semi-detached family home, situated in a popular and sought-after location in Market Harborough.

The property is presented in excellent condition and offers modern accommodation throughout, making it an ideal home for first-time buyers, couples or families looking to get onto the property ladder.

The accommodation briefly comprises an entrance hall, ground floor WC, spacious lounge, modern kitchen, three bedrooms and a family bathroom, with gardens to both the front and rear.

The property benefits from approximately 8 years remaining on the build warranty and is offered with no onward chain, making this an attractive opportunity for

buyers looking for a straightforward purchase.

The property is ideally positioned within easy reach of Market Harborough's thriving town centre, offering a wide range of shops, restaurants, cafés and local amenities.

The train station and Market Harborough Canal Basin are also within walking distance, while local schools and healthcare facilities are conveniently accessible.

Monthly rent: £681.36

Monthly service charge: £59.49

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# SELLER'S SECRET

This is an excellent opportunity to acquire a modern three-bedroom semi-detached home in a desirable Market Harborough location for £88,500 for a 25% share, with the added benefits of no onward chain, approximately 8 years of build warranty remaining and offering excellent access to local amenities and transport links.



## Why we like it....

Shared ownership is generally available to eligible first-time buyers and those who do not currently own a property. Typical eligibility requirements include:

- Household income does not exceed £80,000 per year
- You have sufficient savings for a deposit, normally at least 5% of the share being purchased
- You do not own another property or have your name on the deeds or mortgage of another property worldwide
- The property will be your only residence
- You meet the relevant residency or immigration requirements

Viewings are advised.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

## To buy or not to buy....

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