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Service without compromise

54 Edwin Court, Market Harborough, LE16 8FF









25% Shared Ownership £40,000

Centrally located in the popular town of Market Harborough, close to all amenities, is this delightful well appointed two bedroom apartment situated on the second floor with elevated views towards the town. This lovely property is being offered with a 25% Shared ownership with the opportunity to purchase 100% at a later date. The accommodation comprises entrance hall, spacious open plan living/dining/kitchen, two bedrooms, bathroom and allocated parking.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall



Door entry phone system. Radiator. Walk in storage cupboard. Doors through to all rooms.



Lounge/Diner 16'1" x 11'5" (4.90 x 3.48)



16' 1" x 11' 5" (4.90m x 3.48m) UPVC double glazed French doors onto Juliette balcony. Radiator. TV point. Opening into Kitchen area.





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Kitchen 12'4" x 6'0" (3.76 x 1.83)



12' 4" x 6' (3.76m x 1.83m) A range of modern fitted wall and base units with a roll edge laminate worktop and complimentary splash back. Electric fan assisted oven, four ring electric hob and stainless steel extractor over. Stainless steel single sink with drainer. Space for fridge/freezer. Space and plumbing for washing machine. Vinyl flooring.



Bedroom One 15'7" x 8'9" (4.75 x 2.67)



15' 7" x 8' 9" (4.75m x 2.67m) UPVC double glazed window to front aspect. Radiator.



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Bedroom Two 11'3" x 7'5" (3.43 x 2.26)



11' 3" x 7' 5" (3.43m x 2.26m) UPVC double glazed window to front aspect. Radiator. Telephone point.



Bathroom



Low level WC. Hand basin. Panelled bath with shower over. Radiator. Vinyl flooring. Airing cupboard housing the water tank and boiler.

(External Rear Aspect)



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Parking



Allocated parking space.

Note for Prospective Buyers

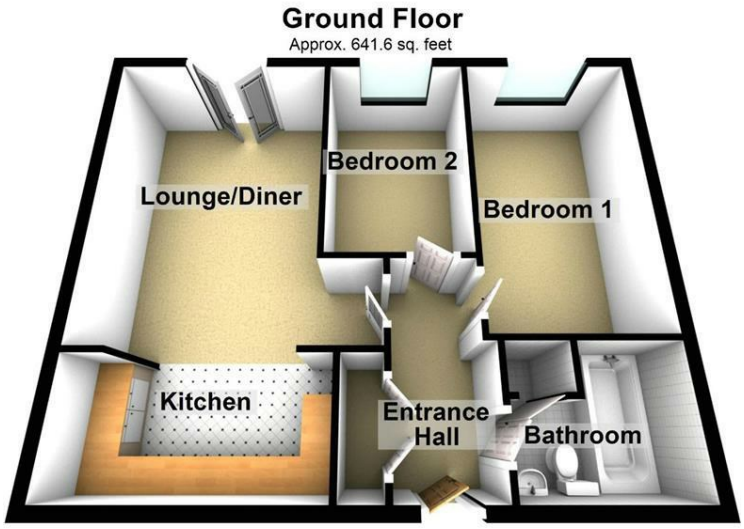


Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan



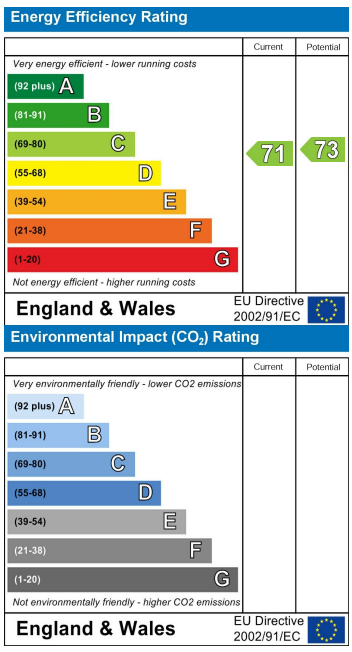
Total area: approx. 641.6 sq. feet

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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