

12 Hampton Court, Market Harborough, LE16 7DX



Offers Over £105,000

Located just a couple of minutes' walk from Market Harborough's train station with its direct links to London's St Pancras and Leicester City stations is this fantastic ground floor apartment. The current vendor has gone to considerable effort and expense to extend the lease by 99 years to a total of approximately 160 years, making this a safe and future-proof investment. It has been a successful rental property for its current owner, currently achieving a healthy £675 per month. The building itself is an attractive period conversion located directly opposite an exciting new development. It has its own private front door directly off the private resident's car park. Accommodation briefly comprises living/dining/kitchen, one bedroom and en-suite bathroom. Ground rent is just £100 per annum and service charges are a reasonable £546.02 per quarter annum, taking care of all communal building and outdoor areas. The property is being sold through Adams & Jones with the added benefit of no upwards sales chain and is considered perfect for first time buyers or the buy-to-let investor.

Living/dining/kitchen 17'3" x 9'0" (5.26m x 2.74m)



UPVC double-glazed private front entrance door. UPVC double-glazed window to front. Opaque UPVC double-glazed window to rear. Electric heater. Fitted range of wall and floor mounted units to the kitchen area with stainless steel sink inset to work tops. Electric oven. Ceramic hob. Space and plumbing for washing machine. Space for fridge/freezer. Door through to:



Bedroom 11'2" x 7'0" (3.40m x 2.13m)



UPVC double-glazed window to front. Built in wardrobe. Electric heater.



En-Suite Bathroom 5'4" x 5'4" (1.63m x 1.63m)



WC. Wash hand basin. Panelled bath with electric shower over. Cupboard housing hot water tank. Additional linen cupboard.

Resident's Car Park



There is one allocated parking space to the apartment plus additional visitor's parking.

Lease Information

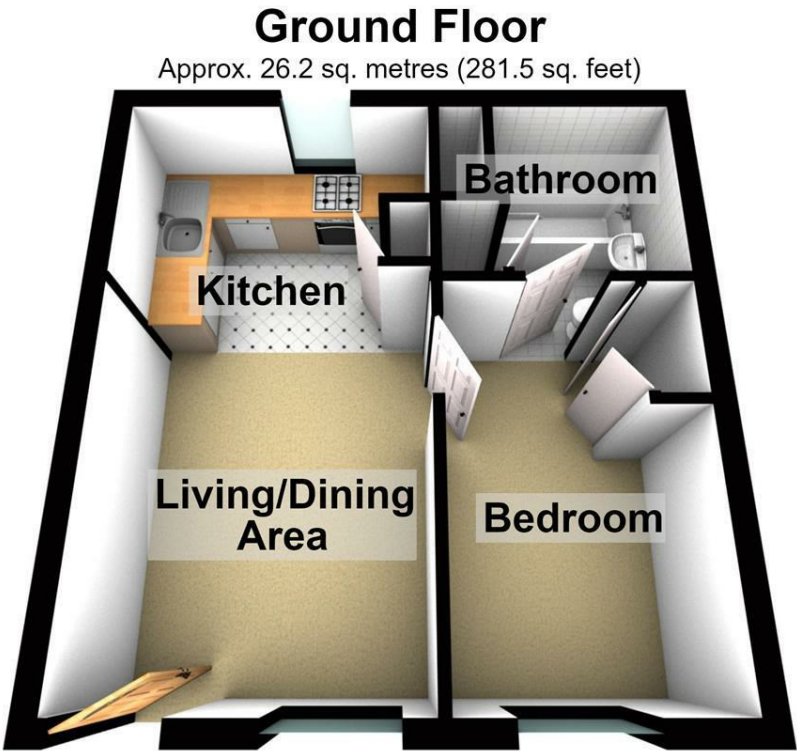


The current owner has just added 99 years on to the the 61 years already remaining, now totalling approximately 160 years lease length remaining. Ground rent is £100 per annum and service charges are £546.02 per quarter annum. These facts must be verified by the buyer's solicitors before proceeding into a binding contract to purchase.

Note For Prospective Buyers

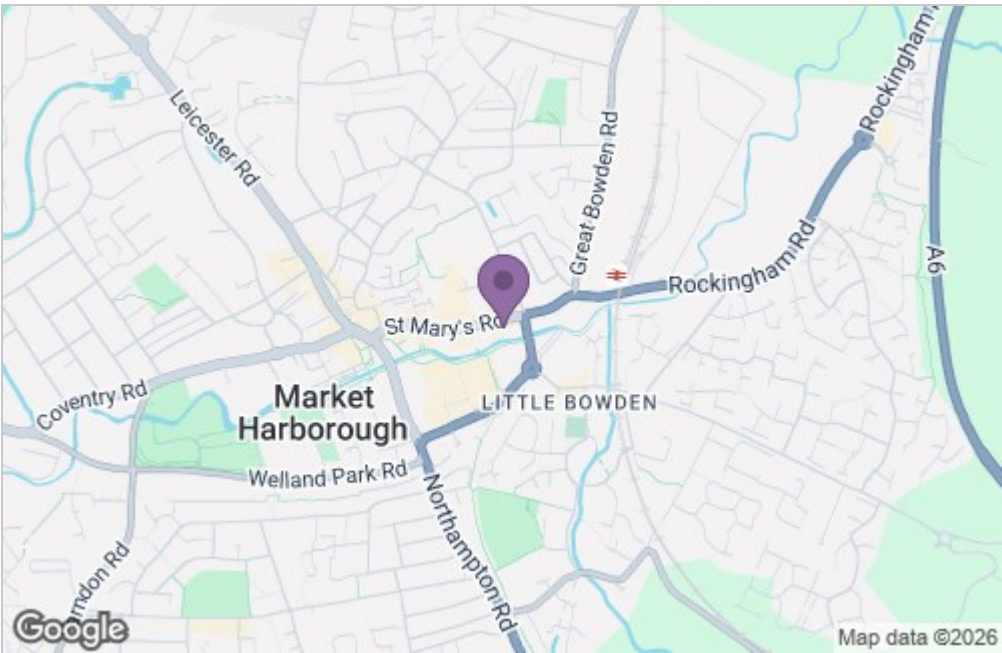
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 26.2 sq. metres (281.5 sq. feet)

Area Map



Energy Efficiency Graph

