



5, TUNGSTONE WAY, MARKET HARBOROUGH, LE16 9GA  
60% SHARED OWNERSHIP £144,000

## ANDREW GRANGER & CO

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The property comprises a three storey mid town house located on this popular development on the south side of Market Harborough. , offering good sized living space across three floors. Shared Ownership 60%

The property briefly comprises of an entrance hallway, cloaks/wc, kitchen with built-in oven and hob, good sized L shaped lounge/dining room which has French doors giving access to the rear garden. On the first floor there are two bedrooms and family bathroom. On the second floor is a principal bedroom suite with en-suite shower room. Externally, there is a small front garden, landscaped rear garden and there is a garage set within a block with a car standing area to the front.

#### VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From our offices, proceed southbound via the Northampton Road (A508), turning right onto Lathkill Street, left onto Haddonian Road, right into Hurlingham Way, and first right into Tungstone Way whereupon Number 5 can be easily identifiable on the left hand side by the Andrew Gramger & Co for sale board.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE HALLWAY

Tiled floor, stairs rising to first floor, radiator.

##### CLOAKROOM/WC

Comprising of wc, tiled floor and extractor fan.

##### KITCHEN 9'1 x 7'9 (2.77m x 2.36m)

Fitted with a comprehensive range of matching base and wall units, sink with drainer, integrated electric oven with gas hob and hood above, space for dishwasher and washing machine, tiled floor, radiator, window to front elevation.

##### L SHAPED LOUNGE/DINING ROOM 17'4 x 4'5 max (5.28m x 1.35m max)

Useful under-stairs storage cupboard, radiator and French doors giving access to the rear garden.



#### FIRST FLOOR

##### CENTRAL LANDING

Airing cupboard housing hot water cylinder, radiator.

##### BEDROOM TWO 14'5 x 11'1 max (4.39m x 3.38m max)

Two windows to rear elevation.

##### BATHROOM 7'7 x 6'3 (2.31m x 1.92m)

Suite comprising of bath with shower attachment, wash hand basin, wc, extractor fan, radiator and vinyl floor covering.

##### BEDROOM THREE 14'6 max x 9'3 max (4.42m max x 2.82m max)

Radiator and windows to front elevation.

#### SECOND FLOOR

##### LANDING

##### PRINCIPAL BEDROOM SUITE 23'3 max x 11' (7.09m max x 3.35m)

Recess, ideal for fitted wardrobes, radiator, window to front elevation.

##### SHOWER ROOM

Comprising of shower unit, wc and wash hand basin, radiator, window to rear elevation.

##### OUTSIDE

To the front of the property is a garden with a small path with a flower border to the side.

##### GARAGE

Within a block to the rear of the property. Up and over door, parking space directly in front.

##### REAR GARDEN

The rear garden has been landscaped and provides a decking area, lawns and shrub borders, enclosed by timber fence, gate giving access through to the rear of the property and the garage area.

##### ADDITIONAL CHARGES / RENT

The property is a Shared Ownership property monthly Rent Payable £207.61 per month



monthly Service Charge payable £13.28 per month  
Total £220.89

All potential purchasers must be approved via application to  
Riverside

#### **FIXTURES & FITTINGS**

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating B.

#### **COUNCIL TAX**

Council Tax Band D. For further information contact  
Harborough District Council 01858 828282

#### **STAMP DUTY**

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million)  
10%

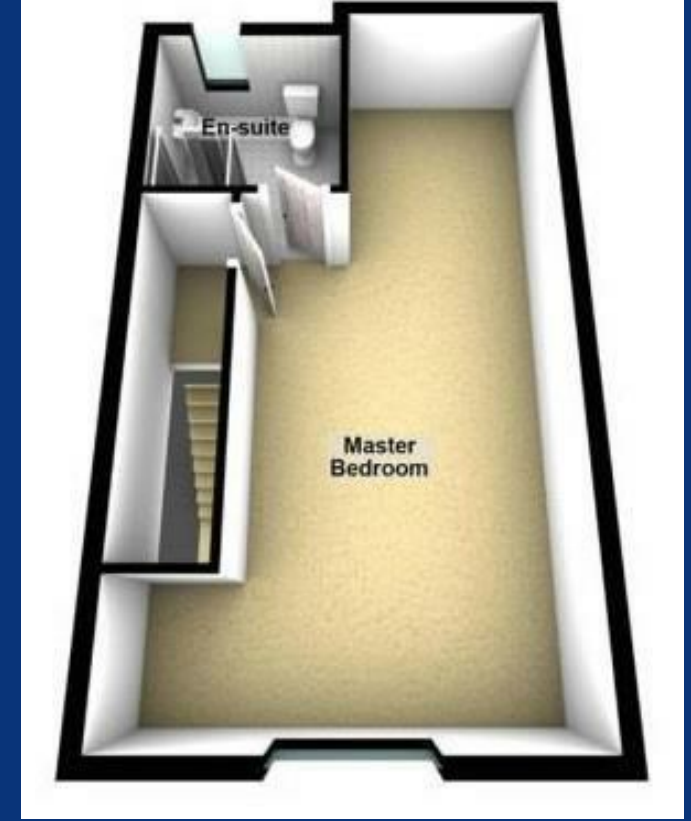
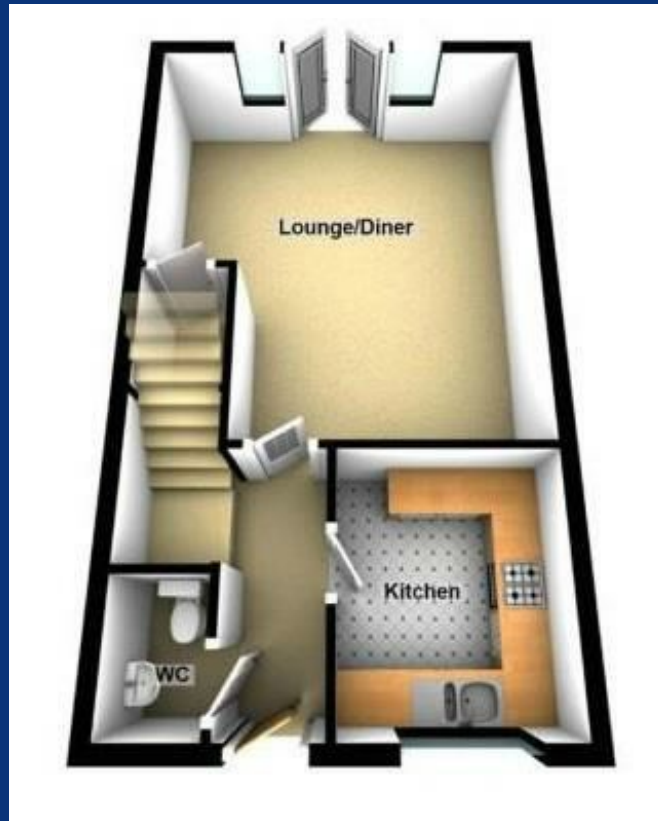
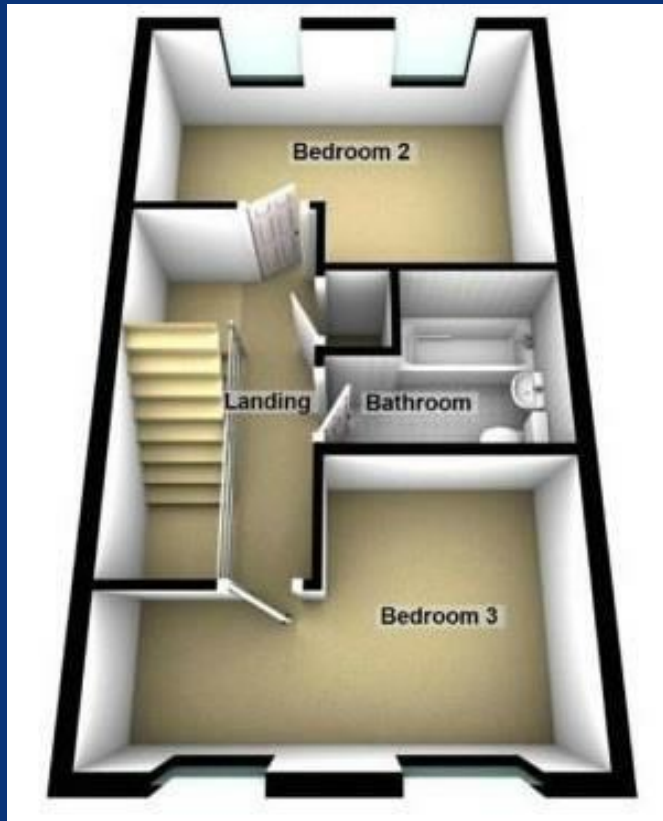
The remaining amount (the portion above £1.5 million) 12%

If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

#### **MONEY LAUNDERING**

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





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