

5 Edna Bowley Court  
Market Harborough  
LE16 8BN

Offers in excess of £220,000

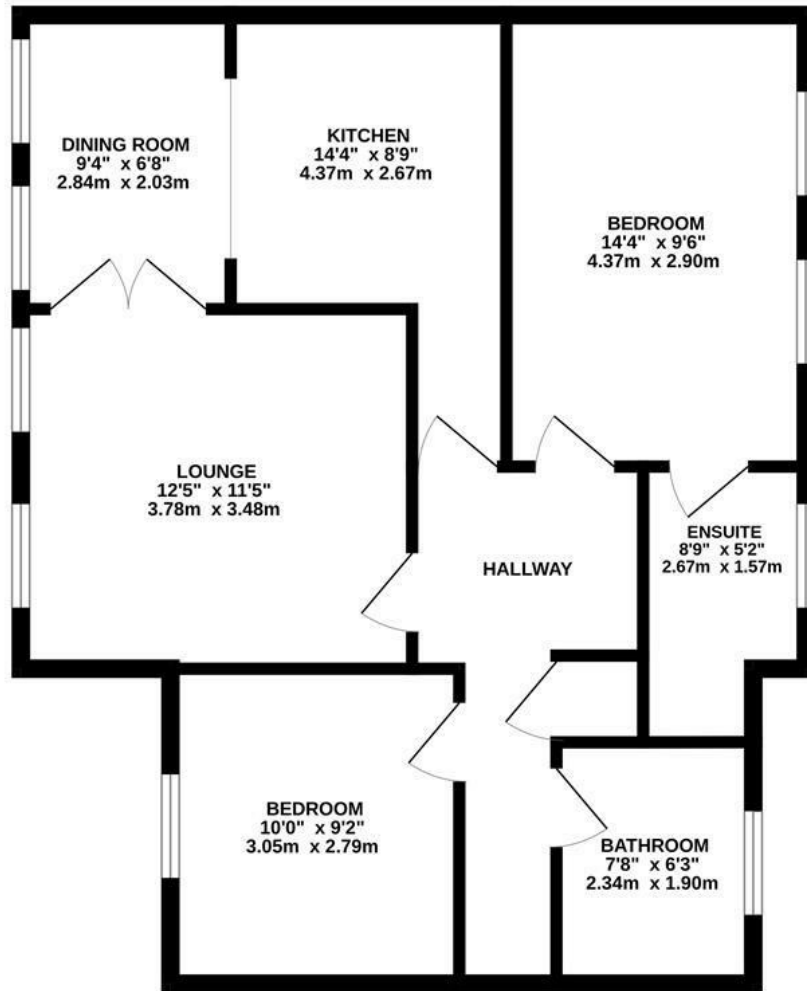


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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...



Light and airy lounge space



Open plan kitchen/dining room



Two generously sized bedrooms



Family bathroom, and additional en-suite to principle bedroom



Communal gardens



Allocated parking space



## WHAT'S GREAT?

Situated in the heart of Market Harborough, this beautifully presented two-bedroom apartment offers stylish and spacious accommodation throughout. The property benefits from an open-plan kitchen/dining room, a comfortable living room, two double bedrooms, an en-suite shower room, and a contemporary three-piece bathroom. Further benefits include a communal garden, allocated parking, and additional visitor bays for added convenience.

Upon entering the apartment, you are welcomed into a hallway providing access to all principal rooms. The living room has been thoughtfully designed to create a warm and inviting space, perfect for relaxing in the evening. Double doors lead through to the open-plan kitchen/dining room, creating an excellent space for both everyday living and entertaining, while a separate hallway entrance to the kitchen provides added practicality.

The kitchen is fitted with a range of eye- and base-level units, offering ample worktop space, an integrated oven, and an integrated washing machine. There is also space for an under-counter fridge and freezer.

Both bedrooms are generous doubles and benefit from large freestanding wardrobes, which the current owner has confirmed will be included in the sale. The principal bedroom enjoys the added luxury of an en-suite shower room comprising a shower cubicle, concealed WC, and wash hand basin. With the principal bedroom benefiting from an en-suite, the main bathroom serves as an ideal guest bathroom and is equally well presented, featuring a modern three-piece suite including a panelled bath with shower over, concealed WC, and wash hand basin.

Externally, residents can enjoy the well-maintained communal garden, which offers both patio and lawned areas, ideal for relaxing or socialising. The apartment is also perfectly positioned just a stone's throw from a wide range of local amenities, including Market Harborough train station, shops, supermarkets, schools, and leisure facilities.

...expect excellence



# SELLER'S SECRET

Such a spacious apartment, in a fantastic location.



## Why we like it....

This beautifully presented apartment is ideally located just a short walk away from an abundance of amenities. The current owner has had the property finished to an extremely high standard, with great attention to detail. Viewing highly recommended to fully appreciate this wonderful home.

To buy or not to buy....

# OSCAR JAMES

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