

Flat 1, 105 St. Marys Road  
Market Harborough  
LE16 7DT

£175,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Ground floor apartment, situated in the conveniently located St. Marys Road, this delightful apartment offering a perfect blend of modern living and convenience.

As you enter, you are welcomed into an open plan kitchen/ living/ dining area, which creates a warm and inviting atmosphere for both relaxation and entertaining. You will also find two spacious bedrooms and bathroom. Further benefits include allocated off-road parking, providing convenience and peace of mind in this bustling area.

One of the standout features of this property is its proximity to Market Harborough Town Centre and the train station, making it an excellent

choice for commuters and those who enjoy the vibrant local amenities.

The communal gardens offer a lovely outdoor space to unwind, perfect for enjoying the fresh air or socialising with neighbours.

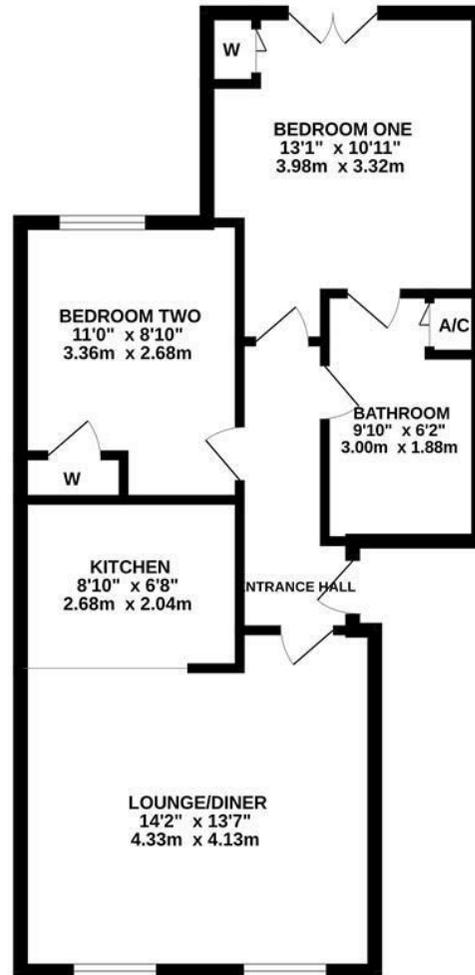
In summary, this two-bedroom apartment on St. Marys Road presents a fantastic opportunity for those looking to embrace a modern lifestyle in a sought-after location. With its appealing features and convenient access to local attractions, this property is not to be missed.

Perfect bungalow alternative.

...expect excellence

# Floor Plan

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 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...



Open Plan Kitchen/ Living/ Dining Room



Modern Kitchen



Two Spacious Bedrooms



Modern Bathroom



Communal Gardens



Allocated Off Road Parking





# SELLER'S SECRET

Outside there is the benefit of allocated parking and communal garden areas including a lovely patio with direct access from the master bedroom.



*Why we like it....*

This apartment is ideally located between Market Harborough Train Station and Town Centre, making it ideal for both amenities and commuting.

*To buy or not to buy....*

## OSCAR JAMES

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