

4 Admiral Court
Nelson Street
Market Harborough
LE16 9AZ

£130,000

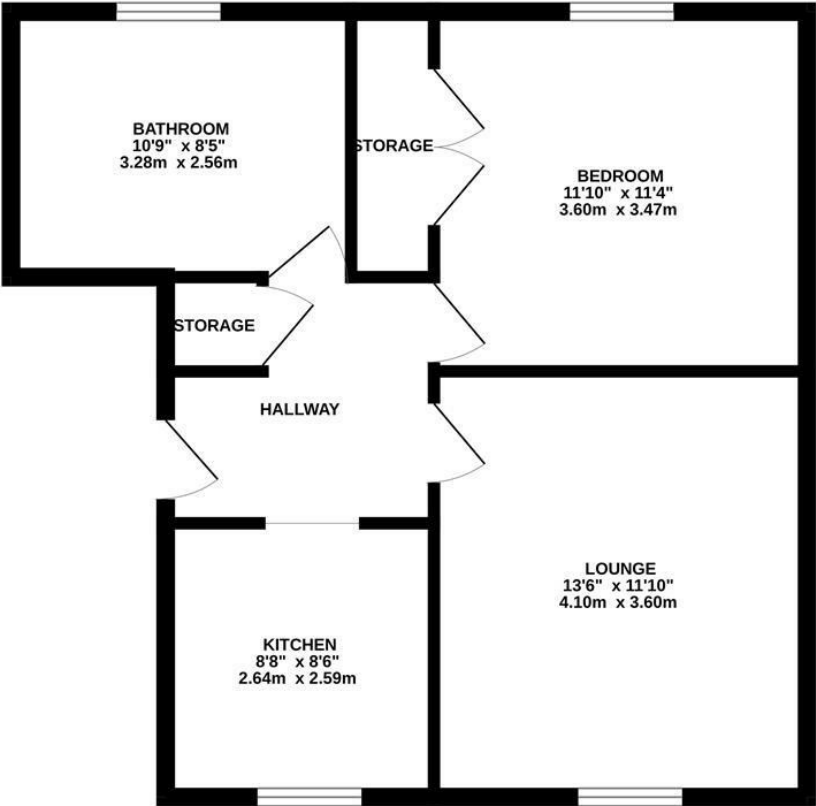


OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 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 misstatement. 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...



Generous lounge area



Fitted kitchen with breakfast bar



Spacious bedroom



Fitted bathroom with separate shower cubicle



Communal areas



Allocated parking for one vehicle



WHAT'S GREAT?

Fantastic first-floor apartment, offered for sale with no upward chain and ideally positioned just a short walk from the town centre. This spacious home boasts generous proportions, off-road parking, and the exceptional bonus of a 993-year remaining lease!

Nestled in the sought-after Admiral Court, the property is within easy walking distance of the town's vibrant array of independent shops, charming cafés, and popular restaurants. The train station is also nearby, offering direct links to London St Pancras in under an hour — perfect for commuters or those seeking a convenient weekend retreat.

This well-presented home benefits from a 999-year lease from 2018, with a low monthly service charge of just £80.00 and a ground rent of £50.00 per annum, making it an ideal investment or first-time purchase.

Step inside through the timber front door into a welcoming entrance hall, complete with an airing cupboard and loft access via a hatch, providing useful storage options.

The kitchen features laminate flooring, a range of eye and base-level units, roll-top work surfaces, a stainless steel one-and-a-half bowl sink, and space for essential appliances including a washing machine, fridge, and oven — all complemented by a handy breakfast bar.

The living room offers a bright and comfortable space with a window overlooking the communal garden areas and ample room for a dining table and chairs — perfect for entertaining or relaxing.

The double bedroom is generously sized and includes a large built-in wardrobe, ensuring plenty of storage.

The spacious bathroom is well-appointed, featuring laminate flooring, tiled walls, and a stylish four-piece suite comprising a low-level WC, pedestal wash hand basin, double-width shower enclosure, and a luxurious, tile-enclosed bathtub.

Externally, the apartment enjoys a designated off-road parking space and is accessed via a well-maintained, block-paved path leading to the front door — all neatly tucked away in a peaceful setting.

...expect excellence



SELLER'S SECRET

I have loved living so close to town, with all of its shops and amenities within close reach.



Why we like it....

Ideal for first time buyers or an investment opportunity.

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7 St Marys Road | Market Harborough | LE16
7DS

01858 458 458

www.oscar-james.com

To buy or not to buy....
