

Leicester Road  
Market Harborough  
LE16 7AP

£135,000

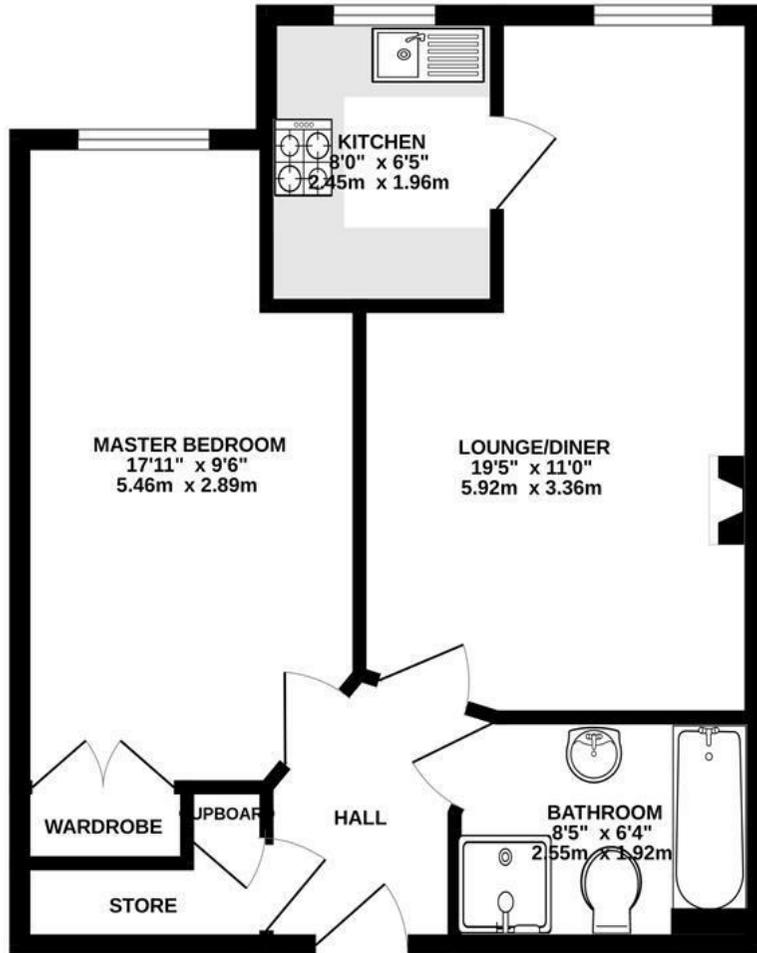


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.4 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...



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## WHAT'S GREAT?

Ideally located within walking distance to Market Harborough town centre with its array of amenities and great road and rail links, this beautifully presented one bedroom apartment is a wonderful retirement retreat. Includes stunning part raked ceilings and a Juliette balcony with a south-east facing aspect!

Located within Pegasus Court for the over 55's, the apartment offers a welcoming environment for all residents. The development benefits from an on-site manager, a communal lounge with kitchen area, a gymnasium, a laundry room, a twin-room guest suite for visitors and well-maintained communal gardens. There is a also communal parking available on a first come first served basis.

Entering the first floor apartment through an inviting entrance hall with a fitted storage cupboard for coats and shoes, the airing cupboard and a cupboard that has been utilised as a small study area.

Ample sized living/dining room with desirable views down the Leicester Road through the Juliet balcony with rural Market Harborough over in the distance. An attractive electric fireplace offers a focal point to the room and a door leads through to the kitchen.

Kitchen comprising eye and base level fitted units, roll top work surfaces, a stainless steel sink, and quality integrated appliances which include a fridge/freezer, an electric cooker, a Bosch microwave and a Hotpoint electric hob.

Well appointed double bedroom boasting attractive part raked ceilings, a window overlooking the front elevation with a south-east facing aspect, and fitted wardrobes. The property benefits from electric heating, electric storage radiator and a hot water tank in the airing cupboard in the hall.

This leasehold tenure of 125 Years from 1st Jan 2007. There is an annual service charge of approximately £4,800 per annum paid bi-annually. The annual ground rent is approximately £358.68, also paid bi-annually, with the next ground rent review not taking place until 1st January 2030.

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# SELLER'S SECRET



*Why we like it....*

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

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7 St Marys Road | Market Harborough | LE16

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01858 458 458

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