

57 Western Avenue  
Market Harborough  
LE16 9PL

£1,100 Per Month



OSCAR JAMES

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# FLOOR PLANS

Flat type 1



## Flat type 1

Ground Floor (1)

Kitchen/Living	45.2 m <sup>2</sup>
Bedroom 1	9.7 m <sup>2</sup>
Bedroom 2	12.7 m <sup>2</sup>
Bathroom	6.2 m <sup>2</sup>

**Gross internal Area** 84.3 m<sup>2</sup>



## AT A GLANCE...



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custom text 3



custom text 6





## WHAT'S GREAT?

Located on Western Avenue in the sought-after market town of Market Harborough, this brand-new development of nine high-specification apartments offers stylish and contemporary living in a convenient setting.

This Ground Floor apartment, extending to approximately 84 sq m, enjoys an abundance of natural light thanks to its stunning Velux windows, which create a bright and airy living environment throughout. The property offers an excellent alternative to traditional apartment living, combining generous internal space with a modern, well-designed layout.

The heart of the home is a spacious open-plan kitchen, living and dining area, ideal for both everyday living and entertaining. The contemporary kitchen is fitted with an induction hob and integrated appliances, delivering a sleek and practical finish.

There are two well-proportioned bedrooms and a stylish bathroom featuring underfloor heating, providing added comfort and a high-quality feel. The apartment has been thoughtfully

designed to suit a range of tenants, including professionals and those seeking a premium rental home.

Additional benefits include access to a well-maintained communal garden, off-road parking, and the reassurance of a property built by Sound Construction, a well-regarded local developer known for quality craftsmanship.

Early viewing is highly recommended to fully appreciate the space, natural light, and quality of finish on offer.

Please note: the images shown are computer-generated and are for illustrative purposes only. Service charge details to be confirmed.

\*\*\* AVAILABLE FEBRUARY / MARCH \*\*\*

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# SELLER'S SECRET

Brand new development, built to a superb standard- offering fantastic and extremely spacious apartments. Offering nearby amenities, the property is perfectly located.



## Why we like it....

This spacious property offers a 45 square meter kitchen/ living/ dining area, as well as two spacious bedrooms and bathroom. Viewings are advised to appreciate this high standard, brand new property.

# OSCAR JAMES

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To buy or not to buy....

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