



**Matthew Clarke House, Bowden Lane, Market Harborough,  
LE16 7HY**

PRIVATE  
CAR PARKING  
RESIDENTS ONLY



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

SHARED OWNERSHIP - An opportunity to purchase 75% of this two bedroomed ground floor apartment located just a few minutes walk from the centre of Market Harborough. A 100% Share may also be available, please contact the selling agents. NO CHAIN!!





## Key Features

- A Two Bedroomed Ground Floor Apartment
- A Few Minutes Walk From The Centre Of Town
- Close To All Amenities and Railway Station

**Price**  
**£112,500**

## ACCOMMODATION IN DETAIL

### COMMUNAL HALLWAY

With intercom system which in turn leads through to:

### ENTRANCE HALLWAY

Laminate flooring, night storage heater.

### LOUNGE

13'6" x 12'9"

Window and door to rear elevation, and opening through to:

### KITCHEN AREA

10'2" x 7'3"

Fitted with a range of base and wall units, plumbing for appliance, electric free standing oven, kickboard heater, washing machine and free standing oven.

### BEDROOM ONE

11'2" x 10'0"

Laminate flooring, wardrobe providing hanging and storage space, electric wall heater, window to side and front elevation.

### BEDROOM TWO

10'7" x 7'6"

Electric wall heater, window to side elevation.

### OUTSIDE

Bin storage area, resident parking bays.

### SERVICE CHARGES

The current charge is £107 per month commencing April 2023. (information provided by the seller).

### FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

### COUNCIL TAX

Council Tax Band A For further information contact Harborough District Council 01858 828282





### **STAMP DUTY from 23rd September 2022**

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million – 10%

Over £1.5 million – 12%

First Time Buyers

UP to £425,000 – 0%

£425,001 to £625,000 – 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:

<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

### **MONEY LAUNDERING**

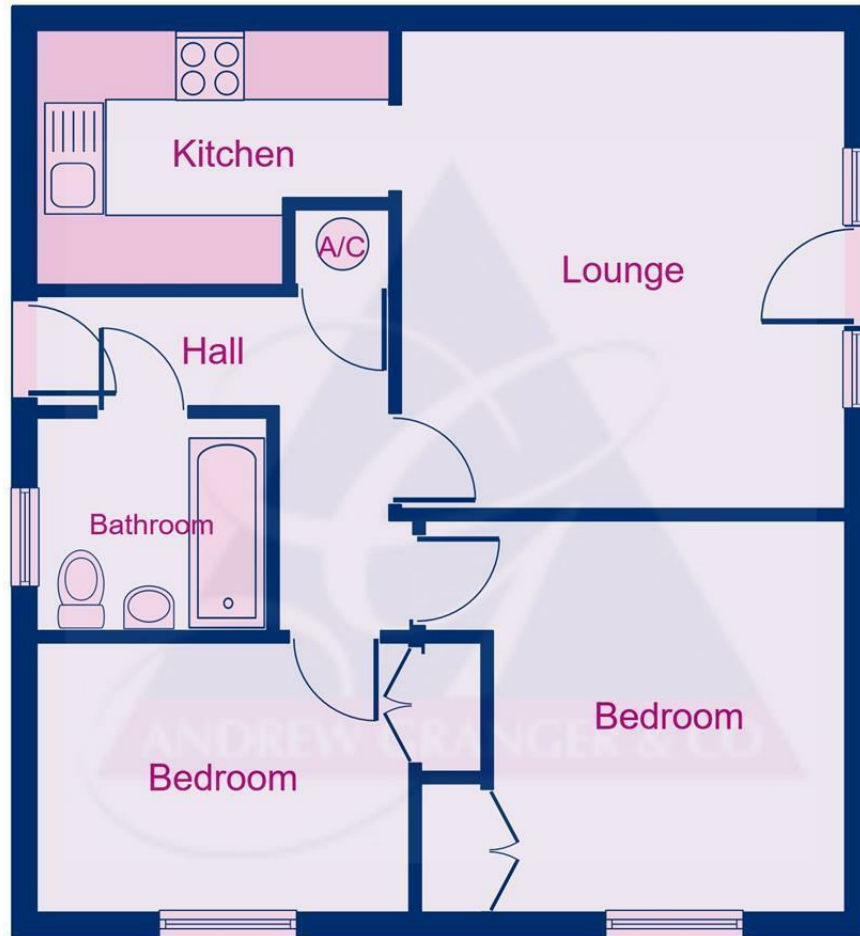
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.

### **NOTES**

The rent for the 25% share is £86.73 per month (figures provided by the seller)



# Floorplan



## Floor Plan

Floor Area (Gross Internal) 53.5 sq.m. (576 sq.ft.) approx

Created using Vision Publisher™



EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

Local Authority  
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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