



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Northampton Road, Market Harborough

1 1 1





### "A Central Retirement Location with a View!"

Built by Churchill Living for the over 60's, this spacious apartment is one of 51 in this desirable complex offering independent living with the benefit of a resident Lodge Manager and access to the 24/7 CareTech alarm system. Excellent communal areas with beautifully kept hallways, a lift, ground floor toilet, large Lounge with adjoining Kitchen, covered Refuse room, Laundry room and Guest Suite for visitors. The Lodge Manager is on hand to help with enquiries and any problems. There are frequent events and occasional days out.

Conveniently located within very close walking distance of all of this lovely medieval town's independent shops and restaurants, supermarkets, coffee shops, Post Office, banks and more. The Market Hall and bus station are both located immediately opposite Maxwell Lodge with services operating to Leicester, Northampton and Kettering, and also within the town itself. The train station with its frequent and one-hour travel to London is also within walking distance.

Entrance Hall with access to the handy Cloakroom/storage room, Meter/broom cupboard, Shower Room, Lounge, and Bedroom with the CareTech alarm unit and space heating control mounted on the wall.

The very spacious open plan Lounge/Diner overlooks the River Welland with a lovely view of the tree-framed Memorial Gardens beyond. The town centre Square is in turn only yards beyond that. There is a feature electric fireplace offering a focal point to the room, ample space for a dining table and chairs with a glass-panelled door leading into the Kitchen. Also telephone and TV sockets.

Modern Kitchen comprising attractive timber effect flooring, a host of eye and base level shaker style fitted units, roll top work surface, a stainless steel sink, an electric oven and a four-ring electric hob. There is an integrated refrigerator and the flexibility of integrating a dishwasher or washing machine with plumbing already in place behind the units.

Large Bedroom benefiting from being double in size with a fitted mirrored wardrobe and a view out over the Memorial Gardens. Extension telephone and TV sockets.

Shower Room comprising ceramic tiled walls, a chromium heated towel rail and low level WC, a vanity unit/enclosed wash hand basin, shaver charger socket and a corner double-width shower enclosure with glass panelled walls.

Additional glazing has been installed by the owner which has enhanced both space heating and sound insulation.

The delightful and mature front and back communal gardens offer a green and pleasant outlook, that in the front having a flagged patio with seating and parasol, and with access from the Lounge. Car parking is for residents only. There is also a structure giving secure undercover shelter for mobility scooters with battery charging facility.

The property is of a leasehold tenure with a term of 125 years from 2014. There is an annual ground rent of £653.04 and annual service charge of £3,127.58.

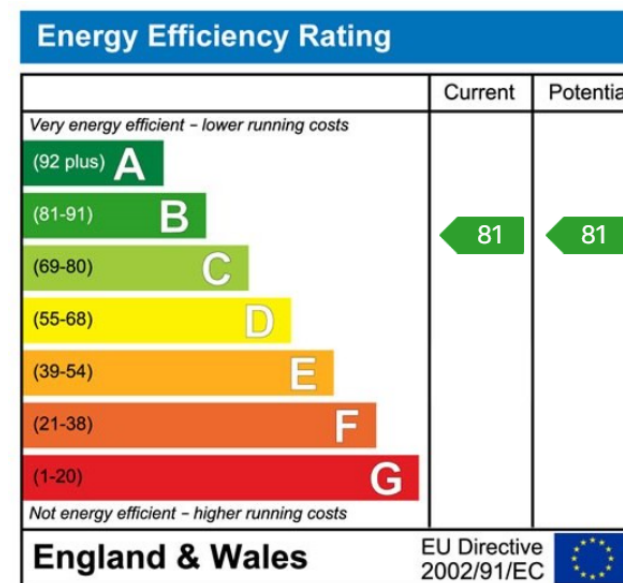
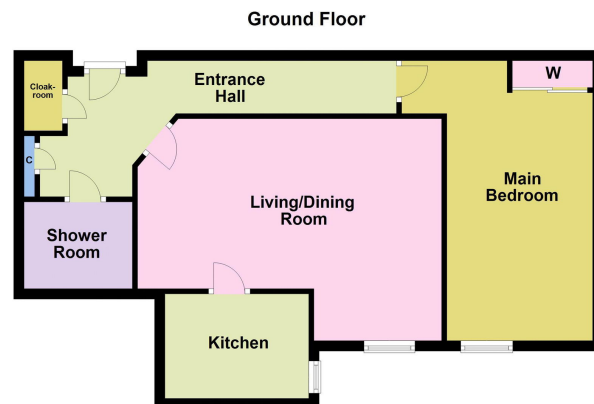
Living/Dining Room 16' 9" x 14' 10" (5.10m x 4.52m) max

Main Bedroom 17' 8" x 12' 1" (5.38m x 3.68m) max

Kitchen 9' 1" x 6' 7" (2.77m x 2.01m)

Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)





63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

