



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Flat 7, Maxwell Lodge, Northampton Road, Market Harborough

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“Retire In Style”

Situated within Market Harborough town centre with just a very short walk to the shops, this impressive one bedroom apartment is often requested but rarely available with its desirable ground floor location offering its own outdoor patio!

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.

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.

Entrance through the timber front door leading into the inviting and spacious entrance hall with a useful and spacious storage cupboard, pull-cord alarms and access to all rooms. Impressively proportioned living/dining room offering a fantastic space with ample space for a large dining table and chairs, and a glazed door opens out to the patio offering a perfect space to sit out in the sun with family and friends.

Modern kitchen comprising vinyl flooring, a host of high gloss eye and base level fitted units, square edged work surfaces, an electric Neff oven, a four ring Zanussi electric hob, an integrated fridge and an integrated freezer.

Double-sized main bedroom offering a peaceful outlook over the maintained communal gardens and benefitting from a sliding fitted wardrobe.

Bathroom comprising a modern finish with attractive vinyl flooring, ceramic tiled walls and a white three piece suite to include a low level WC, a vanity enclosed wash hand basin and a double width shower with a fitted shower over.

Being on the ground floor, the property offers a spacious patio leading from the rear doors offering the ideal space to sit out with family and friends. The Churchill Retirement Apartments offer a prime central location with private garden areas mainly laid to lawn featuring a host of well stocked planted borders and paved patio areas ideal for seating.

The property also offers a private car park with non-allocated parking spaces (subject to space availability and approval) and a sheltered mobility scooter and bike area. The property is of a leasehold tenure with a term of 125 years from 2014. There is a ground rent of £326.52 and service charge of £1,563.79 payable every 6 months.

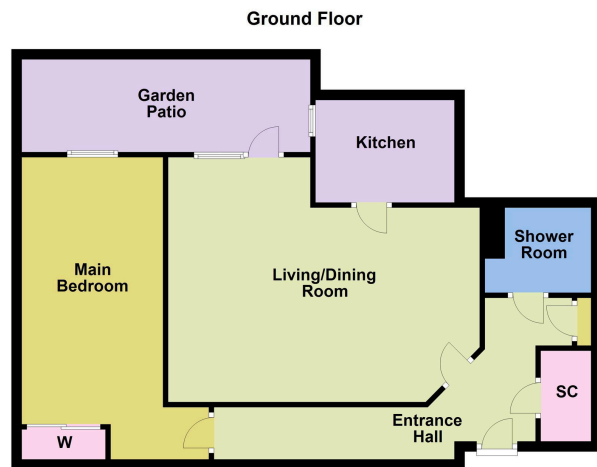
Living/Dining Room - 6.12m x 4.32m (20'1" x 14'2") max

Kitchen - 2.74m x 2.01m (9'0" x 6'7")

Main Bedroom - 5.38m x 3.78m (17'8" x 12'5") max

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





- Ground Floor Apartment
- Garden Patio
- Town Centre Location
- Car Park and Mobility Scooter Parking



63 High Street, Market Harborough,
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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.

