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Service without compromise

42 Maxwell Lodge, Market Harborough, LE16 9HE

£170,000

One of the largest one bedroomed apartments available within the extremely popular retirement complex of Maxwell Lodge, this spacious and very well presented property is a must-see on anyone's list looking for high-end retirement living. The building itself is one of Market Harborough's most highly regarded retirement offerings due to its high specification and its extremely close proximity to the town's wonderful centre with its vast range of local amenities. Facilities include a resident's lounge with communal kitchen, laundry room, a guest bedroom suite, 24 hour care-line system and an on site manager. The apartment itself is located on the third floor with views looking over the communal gardens and pathways towards Welland Park and the town centre. Internally, there's a lounge, fitted kitchen with appliances, large bedroom and shower room. Outside the building there are beautiful communal gardens and a private residents car park with carports available on a first come first serve basis.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Private entrance door from communal hallway. Two storage cupboards (one housing hot water tank). Radiator.

Lounge/Diner 20'1 x 14'2 max, narrowing to 10'8 min (6.12m x 4.32m max, narrowing to 3.25m min)

UPVC double glazed window overlooking communal gardens. Radiator.

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Kitchen 9 x 6'6 (2.74m x 1.98m)

UPVC double-glazed window. Fitted range of wall and floor mounted units. Work tops and stainless steel sink. Ceramic hob with extractor hood over. Electric high level oven. Integrated fridge. Integrated freezer. Tiled splash backs. Electric heater.

Bedroom 17'7 x 9'4 (5.36m x 2.84m)

UPVC double glazed window overlooking communal gardens. Fitted wardrobes. Radiator.

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Shower Room

WC. Wash hand basin over storage unit. Shower cubicle. Extractor fan. Heated towel rail. Tiled walls. Vanity unit.

Communal Lounge

Communal Laundry Room

Parking

There is a private on-site resident's carpark with carports also available all on a first-come first-serve basis.

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Communal Gardens

Leasehold Information

We are advised by the vendor that the current service charge is £1,539.24 (payable bi-annually) and the ground rent is £326.52 (payable bi-annually). The property runs on a 125 year lease from 2014. This information must be verified by your solicitor prior to entering into a legal contract to purchase. The service charge covers the cost of providing the Lodge Manager, security systems, call monitoring, external maintenance of the building and grounds, building insurance, heating (air source heat pump), lighting and provision of all of the furnishings for the Owners' Lounge and communal areas.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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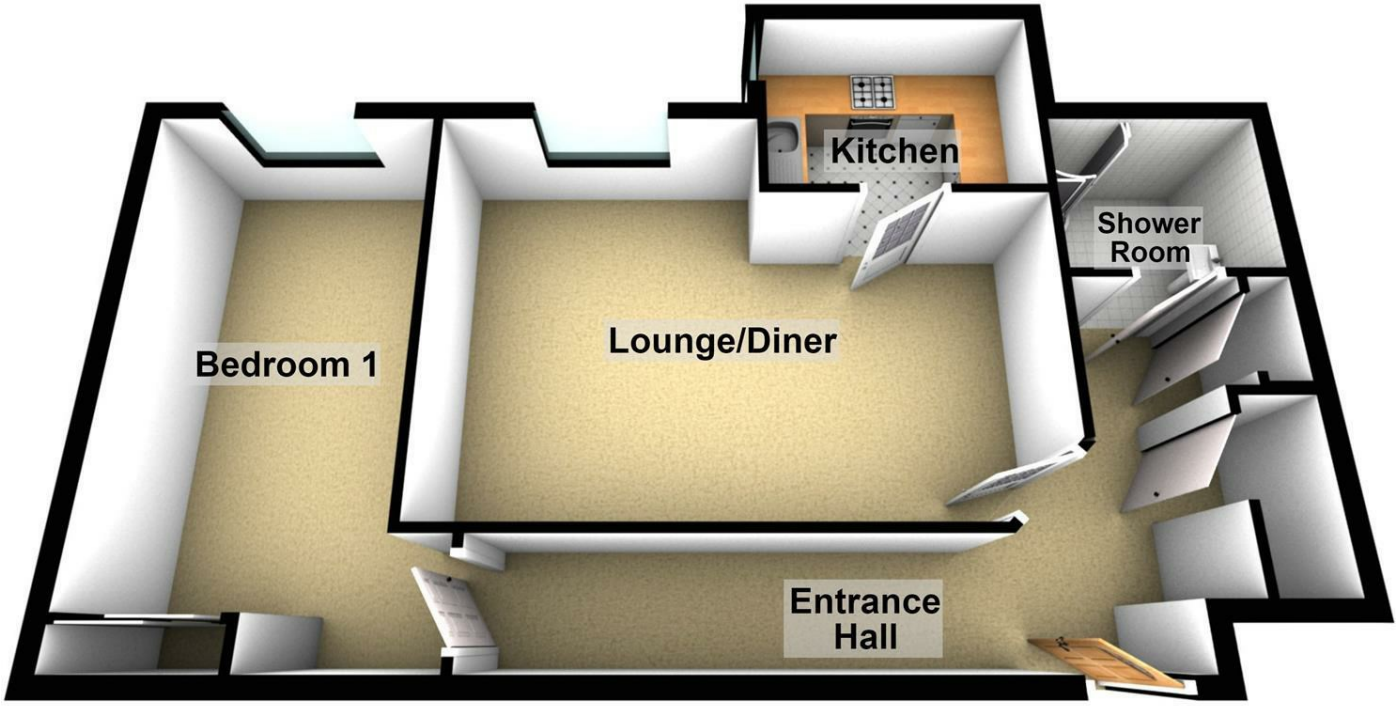
Floor Plan

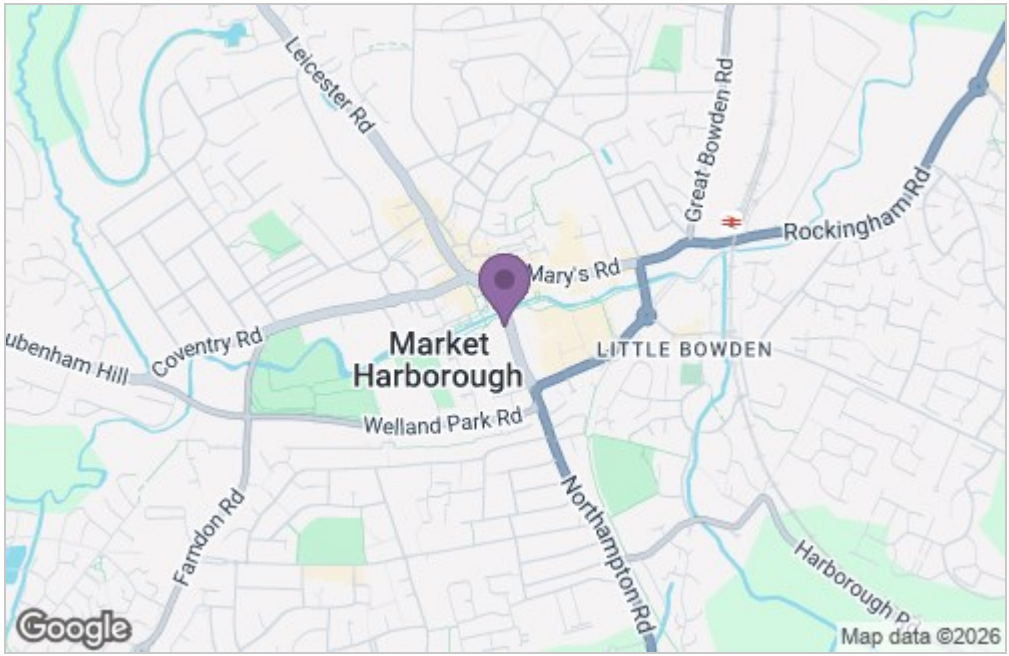
Second Floor

Approx. 62.7 sq. metres (674.5 sq. feet)

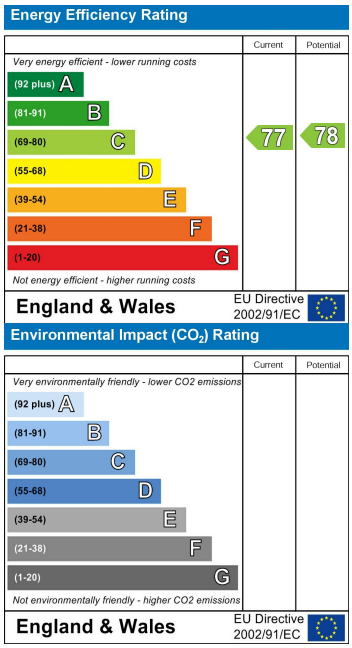


Total area: approx. 62.7 sq. metres (674.5 sq. feet)

Area Map



Energy Efficiency Graph



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