



Flat 11, Maxwell Lodge Northampton Road, Market Harborough

Guide Price £160,000

ANDREW
GRANGER & CO



Flat 11

Maxwell Lodge Northampton Road, Market Harborough

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Delightful retirement property for over 60's
- Allocated parking space
- Visitor parking
- Communal lounge for socialising and visitors
- Modern fitted kitchen with appliances
- Ensuite bathroom
- Built in wardrobe to bedroom
- Lift access
- Private balcony
- One bedroom, first floor apartment



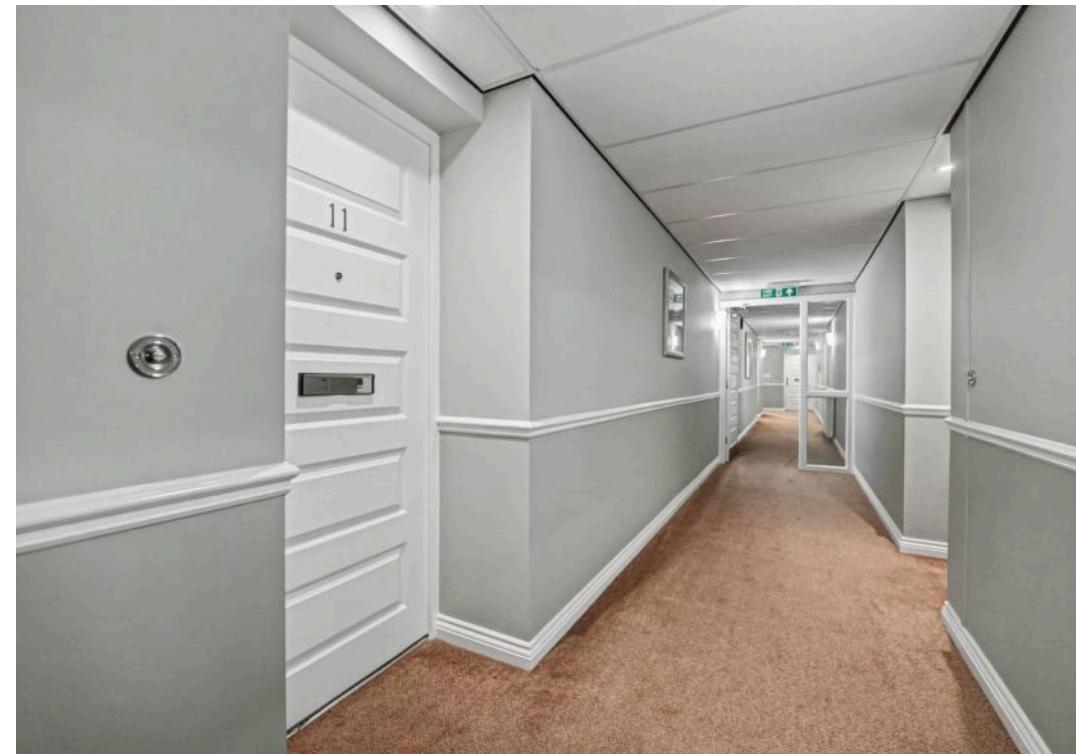


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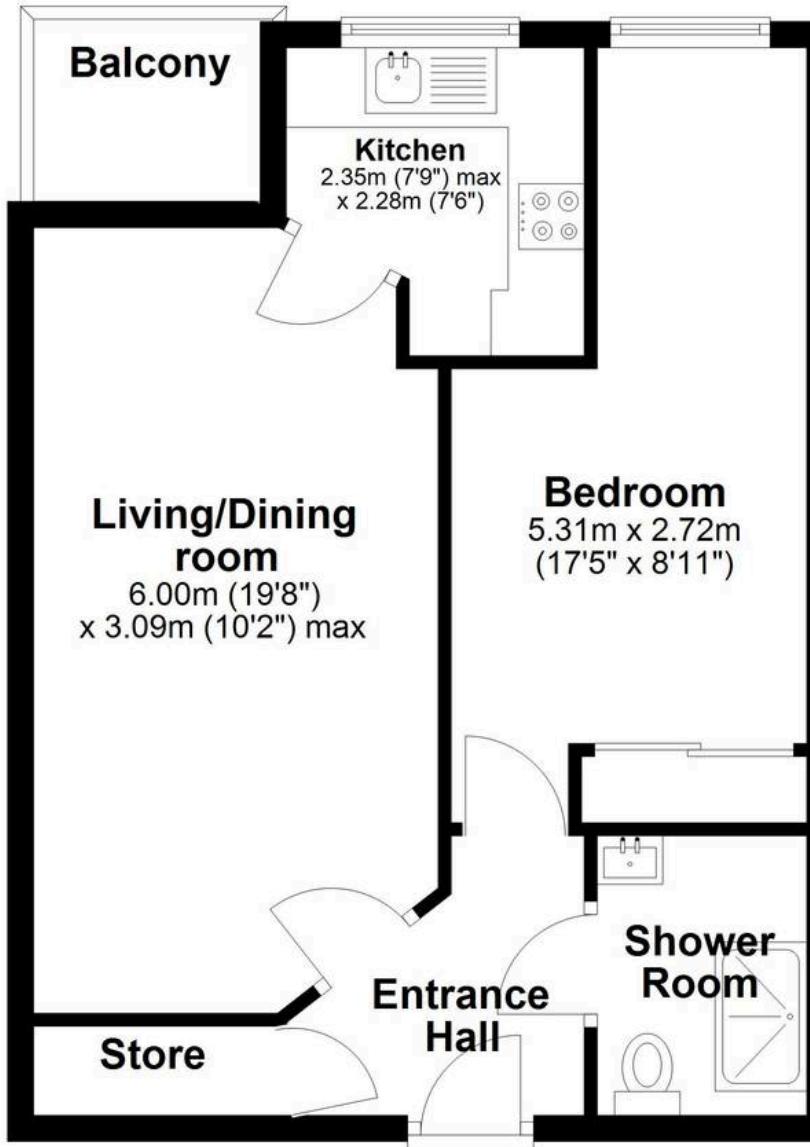
Introducing this well-presented one bedroom retirement property, ideally situated within a sought-after development designed exclusively for the over-60s. The apartment is located on the first floor and is accessible via a lift, offering ease and convenience. The spacious living room features a large window that allows for plenty of natural light, creating a bright and welcoming atmosphere. The modern kitchen is fitted with integrated appliances and ample storage, making it both practical and stylish. The generous double bedroom benefits from built-in wardrobes, providing excellent storage solutions, while the contemporary shower room is finished to a high standard for added comfort. Additional features include a welcoming entrance hall with a large storage cupboard, double glazing, and efficient electric heating throughout. Residents enjoy access to a 24-hour emergency call system, a friendly on-site manager, and a comfortable residents' lounge, ideal for socialising or relaxing with friends and neighbours. A guest room is available, if required, for visitors to stay.

The property is complemented by attractive communal gardens, which are professionally maintained and offer a peaceful retreat for residents to enjoy throughout the year. Well-tended lawns, mature planting, and seating areas provide perfect spots for outdoor relaxation or meeting with visitors. There is also a pleasant patio area, ideal for enjoying a cup of



First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 45.2 sq. metres (486.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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 and it 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.



Andrew Granger & Co (Part of Sheldon Bosley Knight)

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