

4 Maxwell Lodge Northampton Road, Market



£300,000

This stylishly presented ground floor apartment enjoys its own private entrance from the beautifully maintained communal gardens, with pleasant views over the gardens from every window. Originally the development's show apartment when built in 2015, the property has been exceptionally well cared for and is presented in excellent condition throughout.

The accommodation comprises an entrance hallway, spacious lounge/dining room, fitted kitchen, two double bedrooms, shower room, separate WC, and a private patio area.

Maxwell Lodge is a highly regarded retirement development of 50 one- and two-bedroom apartments, conveniently positioned within easy reach of Market Harborough town centre and its excellent range of shops, cafés, and local amenities.

Residents benefit from a range of communal facilities, including an owners' lounge with kitchenette, laundry room, residents' parking, landscaped gardens with seating areas, and a guest suite for visiting family and friends.

The development has been thoughtfully designed with safety and security in mind, featuring an emergency careline system in every apartment, intruder alarms, video entry systems, and comprehensive fire and

Service without compromise

Entrance Hallway



Main entrance door. Electric radiator. Emergency pull cord. Cloaks cupboard also housing electric consumer unit. Airing cupboard off housing hot water tank and shelving.

Lounge/Diner 19'0" x 10'4 (5.79m x 3.15m)



UPVC double-glazed window and rear entrance door providing direct access into the apartment via a private patio and the block's beautiful communal garden. Shelved linen cupboard off. Electric radiator. Television point. Telephone point. Coving to ceiling. Electric fire.

(Lounge/Diner Photo Two)



(View From Lounge Rear Entrance Door)



Kitchen 8'0" x 7'5" (2.44m x 2.26m)



UPVC double-gazed window to rear, overlooking communal gardens. Fitted with a range of wall and floor mounted units. Stainless steel sink inset to work tops. Space and plumbing for slim line dishwasher. Built in electric oven. Ceramic hob with extractor hood over. Integrated fridge and freezer. Tiled splash backs. Electric radiator.

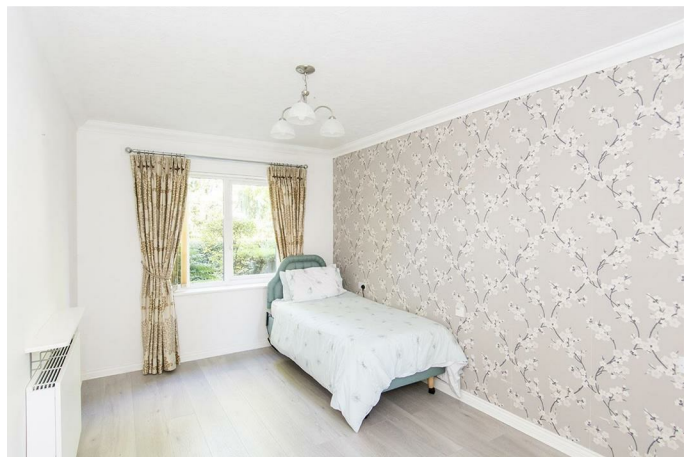
(Kitchen Photo Two)



(Kitchen Photo Three)



Bedroom One 16'2" x 9'2" (4.93m x 2.79m)



UPVC double-glazed window overlooking communal gardens. Fitted mirrored wardrobes. Coving to ceiling. Telephone point. Laminate flooring. Electric radiator.

(Bedroom One Photo Two)



Bedroom Two 16'2" x 9'2" (4.93m x 2.79m)



UPVC double-glazed window overlooking communal gardens. Coving to ceiling. Electric radiator.

(Bedroom Two Photo Two)



Shower Room 6'7" max x 5'4" max (2.01m max x 1.63m max)



WC. Wash hand basin over storage unit. Walk in shower cubicle. Extractor fan. Tiled splash backs.

(Shower Room Photo Two)



Separate Additional Guest WC



Wash hand basin. WC. Heated towel rail. Tiled splash backs. Extractor fan.

Communal Lounge



Laundry Room



Bridge To Town Centre



Pathway to Welland Park



Gardens



There is a paved patio outside the apartment opening out to the attractive communal gardens. Just beyond is the pedestrian pathway that leads to the stunning Welland Park and directly to the town centre. There are landscaped gardens complete with seating area.

(Gardens Photo Two)



Parking



There is a large residents car park including some covered car ports. There is also covered mobility scooter parking/charging.

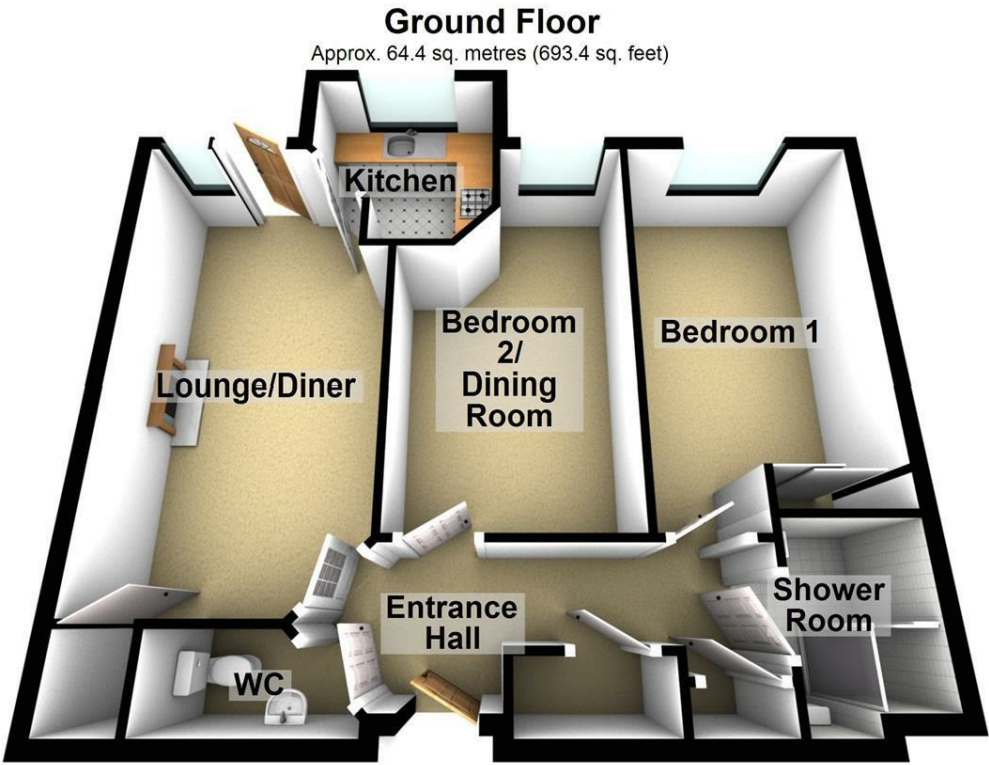
Lease information

The property is in council tax band C. The original lease was 125 years with 114 years remaining. The Ground Rent is £717.76 PA. The Service Charge is £4636.50 PA. The Service Charges include Careline System, Building Insurance, Water and Sewage Rates, Communal Cleaning, Utilities and Maintenance, Lift maintenance, Lodge Manager and Garden upkeep. The service charge has been paid for until 30th November.

Note for Prospective Buyers

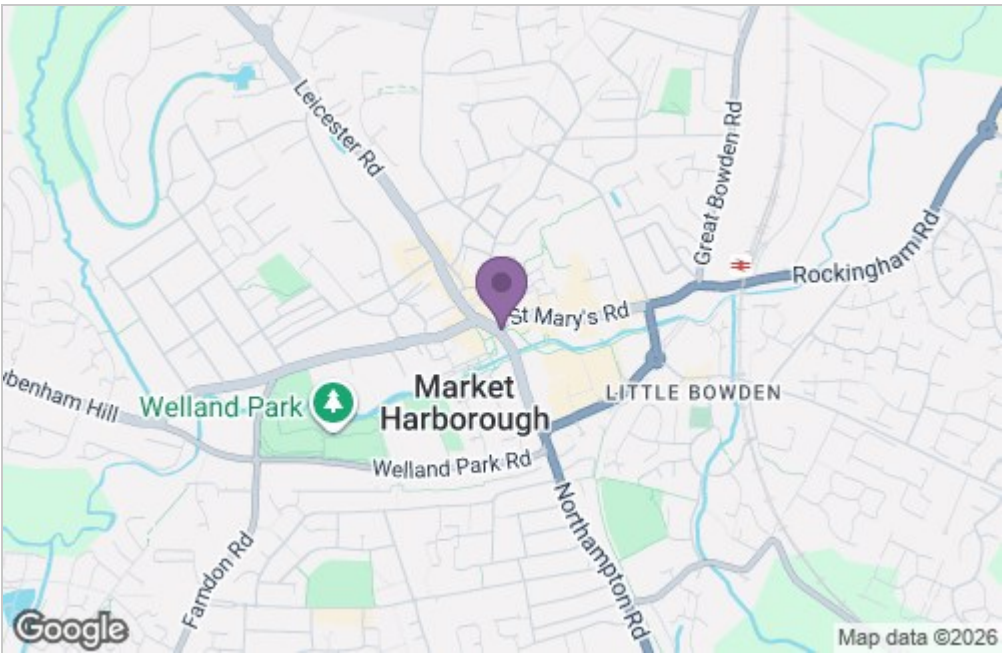
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

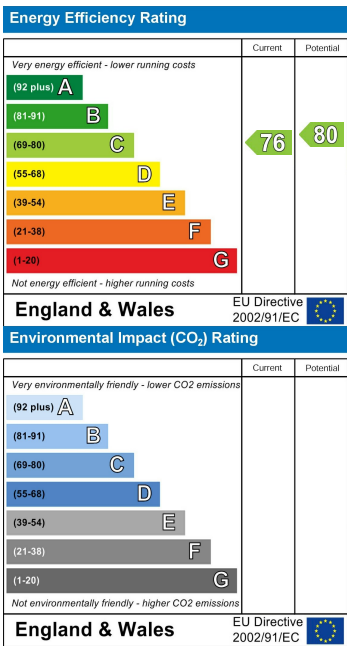


Total area: approx. 64.4 sq. metres (693.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise