



20 Ellesmere Lodge, Halse Road, Brackley NN13 6EJ

Guide Price £274,950

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 1

Bathrooms: 1

Receptions: 1

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Hatfield Shaw & Co are delighted to bring to the market this brand new one double bedroom first floor retirement apartment, built by Churchill Retirement Living and situated within the highly regarded Ellesmere Lodge development in the heart of Brackley. Conveniently located within easy walking distance of the town centre and its excellent range of shops, cafés and amenities, this beautifully presented apartment is being offered for sale with no upper chain.

The apartment has been thoughtfully designed to provide stylish, low-maintenance living and offers a spacious lounge, a modern fully integrated kitchen, a generous double bedroom with fitted wardrobes, and a contemporary shower room. There is also a useful storage cupboard providing practical day-to-day convenience.

Ellesmere Lodge has been designed exclusively for the over 60s and offers residents the perfect balance of independent living and a welcoming community atmosphere. Owners can enjoy the privacy of their own apartment whilst benefitting from the excellent communal facilities, including the Owners' Lounge with complimentary Wi-Fi and coffee area, where residents can socialise and take part in optional activities and events. A guest suite is also available for visiting family and friends.

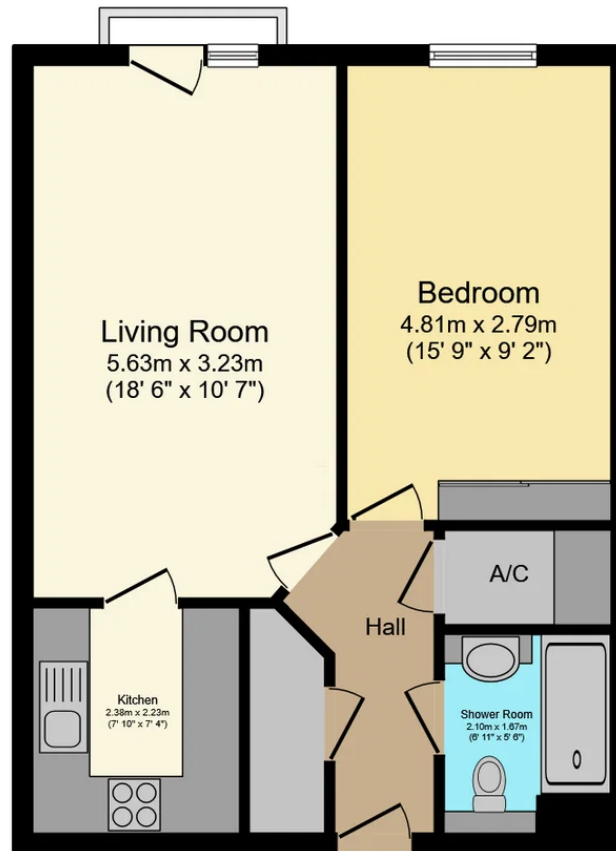
The development benefits from beautifully maintained communal gardens, communal parking, and a range of security features including a video entry system and intruder alarm, providing additional peace of mind. With external maintenance taken care of, residents can enjoy a relaxed and worry-free lifestyle in a safe and secure environment.

Viewing is highly recommended. Please contact Hatfield Shaw & Co for further information or to arrange a viewing appointment.

Leasehold with 999 years left on the lease. Service charge is £2,577 per year (£49 per week). £0 Ground rent. EPC band B. Council tax band C. Mains electricity, water, and drainage. Electric heating. Communal parking to the front. Standard construction. Ultrafast broadband (1,000Mbps) available. "Good mobile phone coverage" (O2). Restrictions – retirement apartment to residents over 60 years of age or by special request. Very low risk of flooding.







Floor Plan

Floor area 49.5 sq.m. (532 sq.ft.)

Total floor area: 49.5 sq.m. (532 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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These particulars are intended as a guide only and do not constitute part of an offer or contract. All descriptions, dimensions, and other details are provided in good faith but should be independently verified. Any reference to alterations or use is not a statement that any necessary planning permission or Building Regulations approval has been obtained.