



**Ellesmere Lodge, Halse Road, Brackley NN13 6EJ**

**Guide Price £499,950**

**Hatfield  
Shaw & Co**  
INDEPENDENT ESTATE AGENTS



Bedrooms: 3

Bathrooms: 2

Receptions: 1

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Hatfield Shaw & Co are delighted to bring to the market this exceptional three double bedroom penthouse retirement apartment, situated within the highly regarded Ellesmere Lodge development by Churchill Retirement Living. Offering an impressive amount of living space, two bathrooms, and a stunning open-plan living area, this beautifully presented apartment is offered for sale with no upper chain and enjoys wonderful views and is in a convenient position within easy walking distance of Brackley town centre and its excellent range of shops, cafés, and amenities.

Accessed via a lift, the apartment occupies a prime top-floor position and offers spacious, light-filled accommodation throughout. The impressive open-plan living room provides an excellent space for both relaxing and entertaining, whilst the modern kitchen is fitted with a range of integrated appliances. The principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room, whilst the two further double bedrooms are served by a well-appointed family bathroom. There is also a large airing cupboard and an additional storage cupboard.

Designed exclusively for the over 60s, Ellesmere Lodge provides the perfect balance of independent living and a welcoming community atmosphere. Residents can enjoy the privacy of their own apartment whilst benefiting from excellent communal facilities, including the Owners' Lounge with complimentary Wi-Fi and coffee area, beautifully maintained communal gardens, and a guest suite for visiting family and friends. A regular programme of optional social events is available for those wishing to take part.

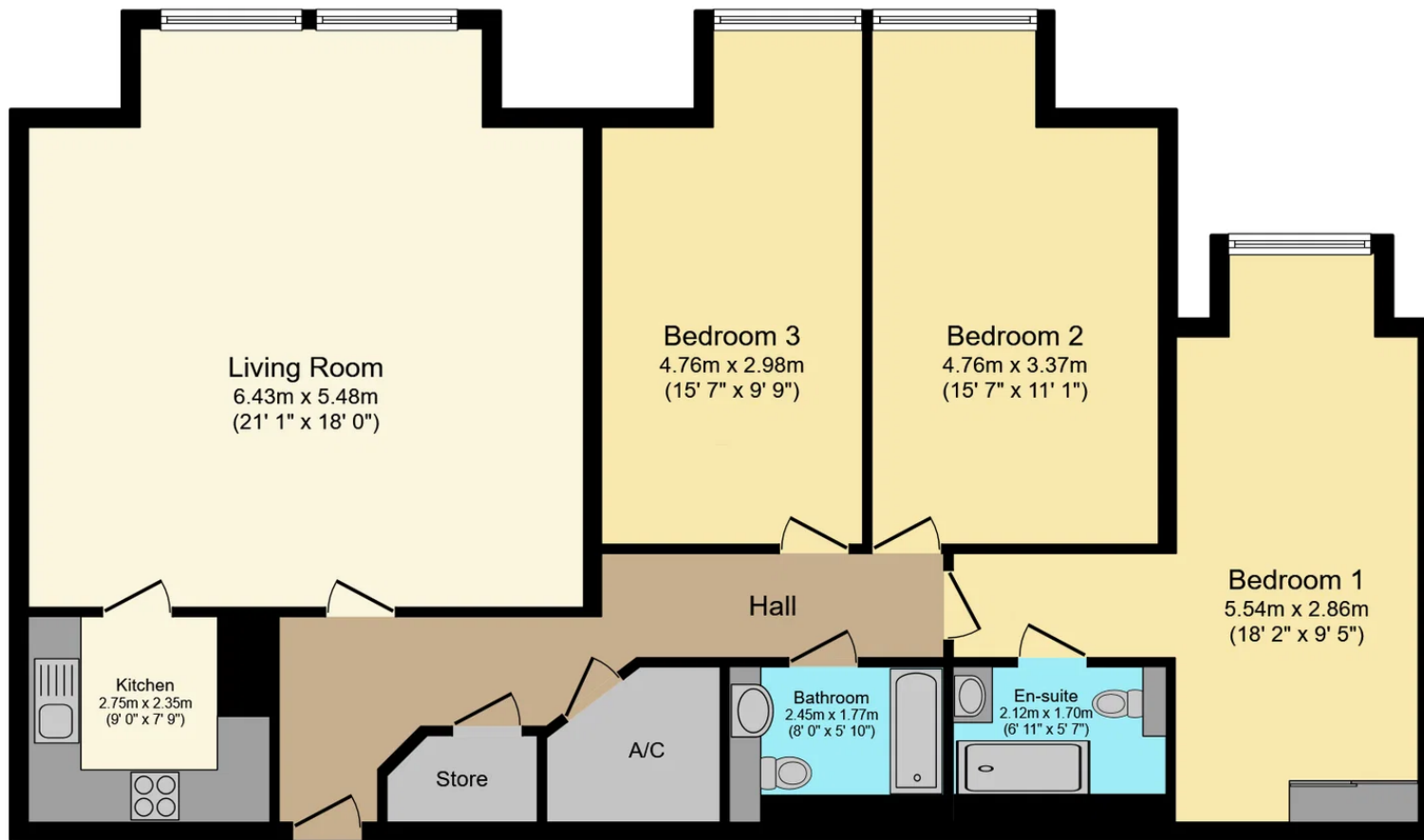
For added peace of mind, a Lodge Manager is available Monday to Friday, whilst security features include a video entry system and intruder alarm. With external maintenance and communal areas fully managed, residents can enjoy a relaxed and worry-free lifestyle in a safe and secure environment.

Viewing is highly recommended to appreciate the size, quality, and superb retirement lifestyle this outstanding penthouse apartment has to offer.

Leasehold with 999 years left on the lease. Service charge is £5,169 per year (£99 per week). £0 Ground rent. EPC band C. Council tax band F. 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

Total floor area: 128.6 sq.m. (1,385 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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