

## 47 Maxwell Lodge Northampton Road, Market



**£175,000**

A truly immaculate apartment, its presentation only appreciable following a personal inspection, set within the extremely popular retirement complex of Maxwell Lodge. 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 residents 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 a fantastic balcony looking out across the town, there is also 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.

*Service without compromise*

Entrance Hall



Front entrance door. Large storage cupboard off. Shelving to recess.



Lounge 17'7" x 10'3" (5.36m x 3.12m)



UPVC double-glazed door and window with blinds leading out to Juliet balcony with views out towards the town. Electric radiator. Electric fire. Coving to ceiling. Telephone point. Television point.



## Kitchen



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



## Bedroom 10'1" x 4'1" (3.07m x 1.24m)



UPVC double-glazed window. Built in mirrored wardrobes. Electric radiator. Television point.



Shower Room 6'9" x 5'5" (2.06m x 1.65m)



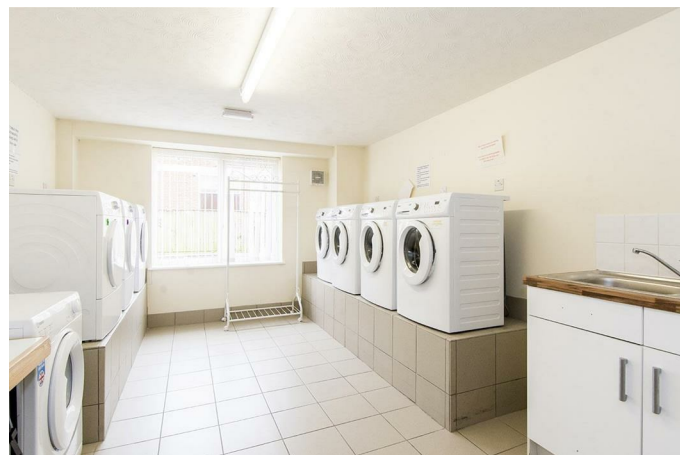
WC. Wash hand basin over storage unit. Shower cubicle. Extractor fan. Heated towel rail. Tiled walls. Vanity unit.



Communal Resident's Lounge



Laundry Room



Communal Gardens





Resident's Carpark



## Lease Information and Charges

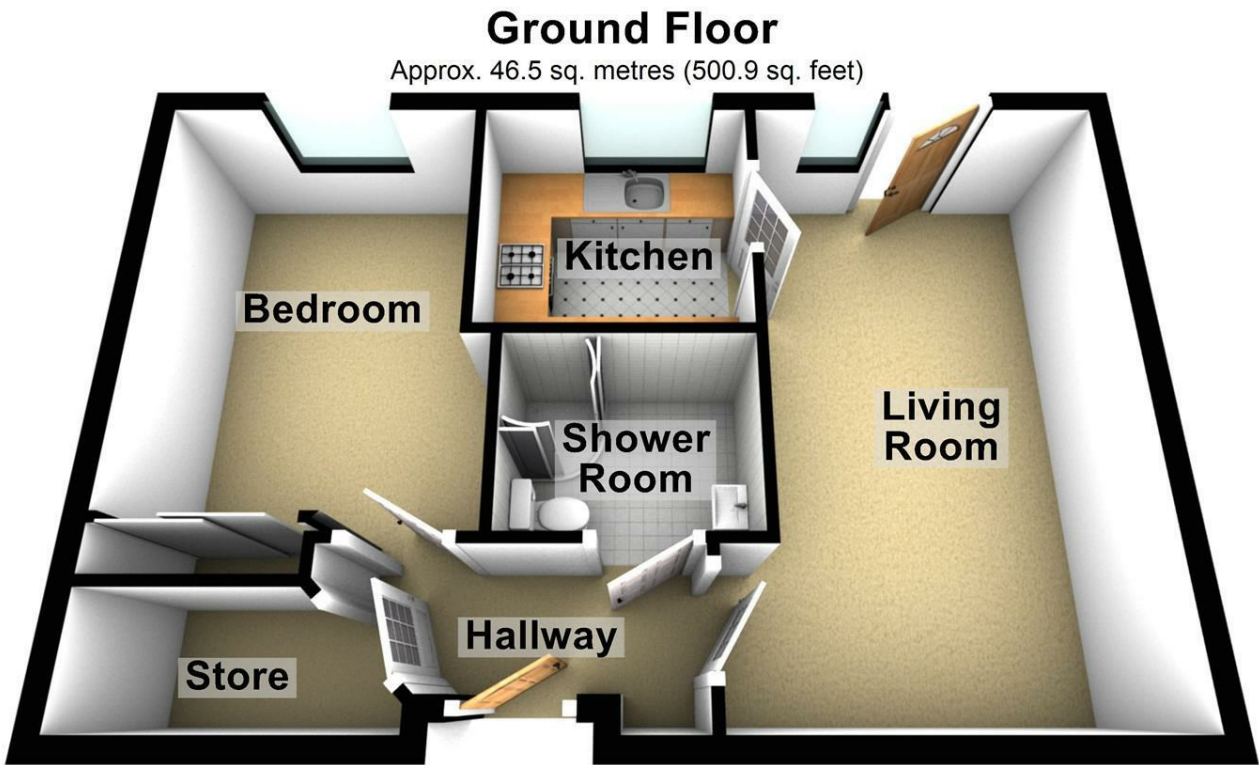
Ground rent in £326.52 per 6 months. Service charge is

£918.29 per 6 months to include heating, careline connection, cleaning, building and grounds maintenance. Lease length is believed to be 125 years from 2014. These details must be checked by your solicitor before proceeding into any legally binding purchase.

### 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. 46.5 sq. metres (500.9 sq. feet)

Area Map



Energy Efficiency Graph

