



Asking Price £199,950 Leasehold

1 Bedroom, Apartment - Retirement

12, Maxwell Lodge Northampton Road, Market Harborough, Leicestershire, LE16 9HE



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Maxwell Lodge

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development. The heating inside the apartment is run by the Lodges super efficient Air Source Heat Pump, which is included in the service charge costs.

A beautiful and perfectly positioned retirement development in the picturesque market town of Market Harborough. Maxwell Lodge is ideally situated for the bustling town centre, where you can indulge in stylish independent shopping, fine dining, tea for two in one of the many tearooms or relaxing walks along the winding waterways. Located in the rural part of South Leicestershire on the River Welland, the town is renowned for the Steeple of St Dionysius Church and the historic Georgian buildings in the upper end of the high street, surrounded by unique boutiques, cafes, restaurants and everything you need for daily essentials.

Market Harborough is also host to a large indoor market, open 6 days a week, offering everything from general household items to antiques and collectibles. Additionally, a monthly farmers' market, held in The Square, provides fresh local produce so everything you need is on your doorstep. Local transport is excellent with regular local buses from the bus stop right outside and train services to London, Leicester, Nottingham, Leeds and York.

Maxwell Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Maxwell Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

For any visiting guests, the furnished twin guest suite is perfect and available for just £20 per night for friends and family. The same excellent value is available for you to use across more than 150 Retirement Lodges throughout the UK.





# Property Overview

Churchill Sales & Lettings are delighted to be offering this fabulous one bedroom apartment which is situated on the first floor of this delightful development, overlooking the communal gardens and neighbouring River Welland. The apartment offers wonderfully spacious accommodation, no forward chain and simply must be viewed.

The Lounge is a lovely room, which has plenty of space for living and dining room furniture. There is a feature electric fireplace with attractive surround, gorgeous views of the gardens and a door, which leads to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over, a fridge freezer and washing machine. A window allows light and ventilation into this room.

The Bedroom is a very generous double room, which has plenty of space for a double bed and accompanying furniture. There is a built in mirror fronted wardrobe which provides lots of storage and a fantastic outlook over the gardens.

The Shower room has a curved glass shower cubicle, a WC, a wash hand basin with vanity unit and a heated towel rail.

Perfectly complementing this wonderful apartment are two storage cupboards, which are located in the hallway.



# Features

- One Bedroom, First floor apartment
- Views overlooking the communal gardens
- No forward chain
- Owners' Lounge/Kitchen
- Guest suite for visitors & use of over 200 guest suites in Retirement lodges across the country
- Lift to all floors
- Fully equipped laundry room
- Intruder Alarms and Video door entry system
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens





# Key Information

Service Charge (Year Ending 31st May 2024):  
£3,696.30 per annum.

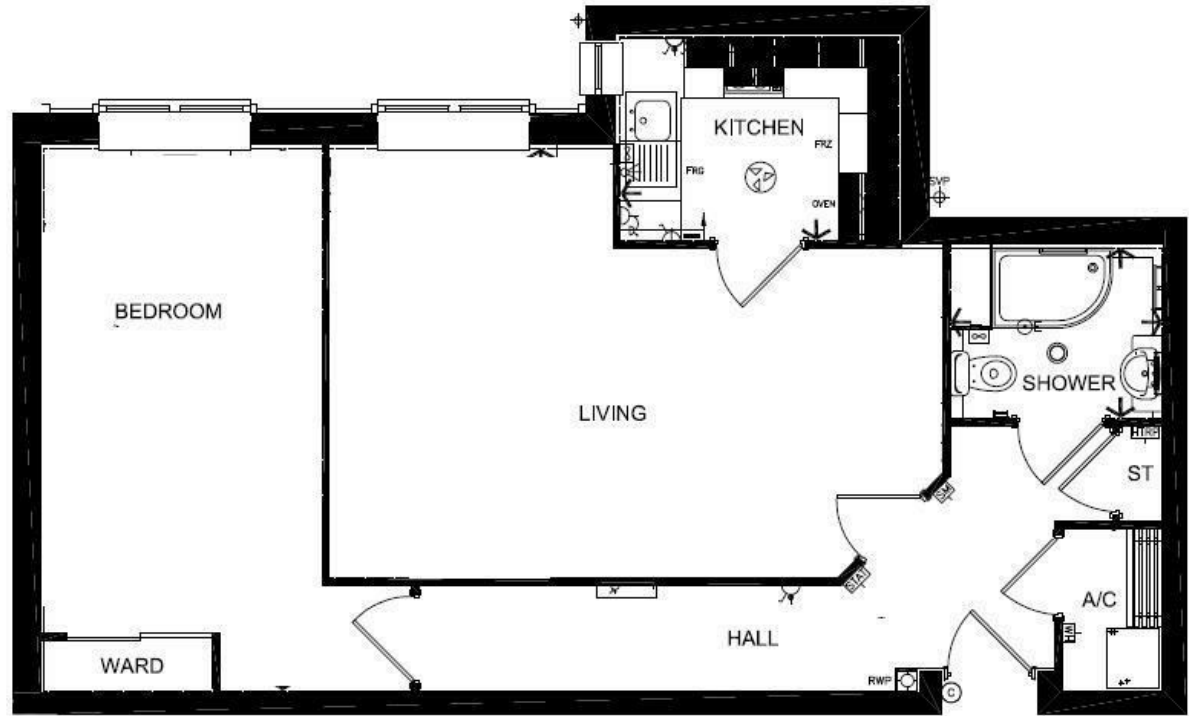
Ground Rent: £653.04 per annum. To Be reviewed  
May 2028

Council Tax: Band B

125 year Lease commencing May 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Air Source Heat Pump heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



Living	Width	14'-1" [4295]	max	Length	20'-2" [6140]	max
Kitchen	Width	6'-8" [2030]	max	Length	9'-2" [2785]	max
Bathroom	Width	5'-7" [1700]	max	Length	6'-11" [2120]	max
Bedroom	Width	9'-2" [2785]	max	Length	17'-9" [5420]	max

EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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