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Asking Price £199,950 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Maxwell Lodge

Maxwell Lodge is a development of 50 one and two bedroom retirement apartments in the picturesque market town of Market Harborough. The Lodge is ideally situated for the bustling town centre with its stylish independent shopping and fine dining. Enjoy 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, Market Harborough is renowned for the Steeple of St Dionysius Church and historic Georgian buildings in the upper end of the High Street. Surrounded by unique boutiques, cafes and restaurants the town has everything you need for daily essentials and several supermarkets within a short walking distance.

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.

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

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

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 is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Maxwell Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this nicely presented one bedroom first floor apartment with a balcony overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and dishwasher. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a recently refurbished full length walk in shower, a WC and wash hand basin with vanity unit beneath.

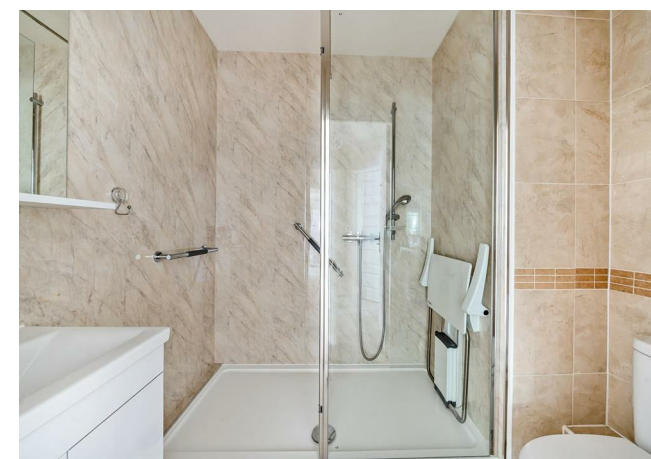
Perfectly complementing this wonderful apartment is a useful storage cupboards located in the hallway.





# Features

- One Bedroom First Floor
- Balcony with garden outlook
- Owners' Lounge/Kitchen
- Lift to all floors
- Fully equipped laundry room
- Intruder Alarms and Video door entry system
- 24 Hour emergency Careline system
- Owners Car Park
- Communal Gardens
- A Guest Suite is available for your friends and family to stay in



# 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

125 year Lease commencing May 2014

Council Tax: Band B

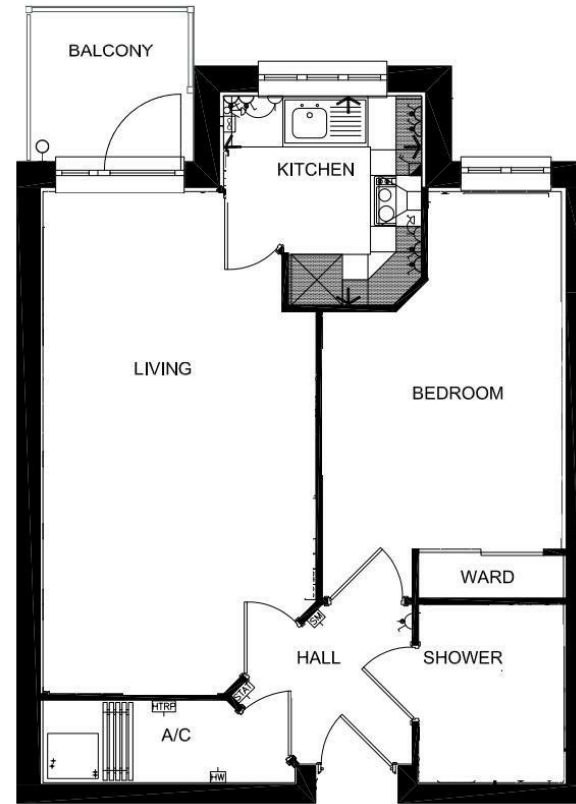
Please check regarding Pets with Churchill Estates  
Management

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.

The heating inside the apartment is run by the  
super efficient Air Source Heat Pump, which is  
included in the service charge costs.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: C



|          |       |                   |        |                    |
|----------|-------|-------------------|--------|--------------------|
| Living   | Width | 10'-6" [3205] max | Length | 19'-5" [5910] max  |
| Kitchen  | Width | 7'-7" [2325] max  | Length | 8'-1" [2465] max   |
| Bathroom | Width | 5'-7" [1700] max  | Length | 6'-11" [2100] max  |
| Bedroom  | Width | 9'-3" [2805] max  | Length | 13'-10" [4210] max |

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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