



Asking Price £359,750 Leasehold

2 Bedroom, Apartment - Retirement

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



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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 the Guest Suites at all Churchill 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 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.



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Property Overview

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Churchill Sales and Lettings are delighted to be marketing this wonderful two bedroom apartment which benefits from a patio overlooking the communal gardens. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area with lovely views of the communal gardens and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, fridge and freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double. This room is currently being used as a separate Dining Room and could also be used as a Study or Hobby Room.

The Shower Room offers a walk-in shower with handrails, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

A separate WC is located off the hallway and offers a WC, heated towel rail, wash basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!



Features

- Two bedroom ground floor apartment
- Owners' Lounge/Kitchen
- 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
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens



Key Information

Service Charge (Year Ending 31st May 2026): £4,847.92 per annum.

Ground Rent: £717.76 per annum. To be reviewed May 2028

125 year Lease commencing May 2014

Council Tax: Band C

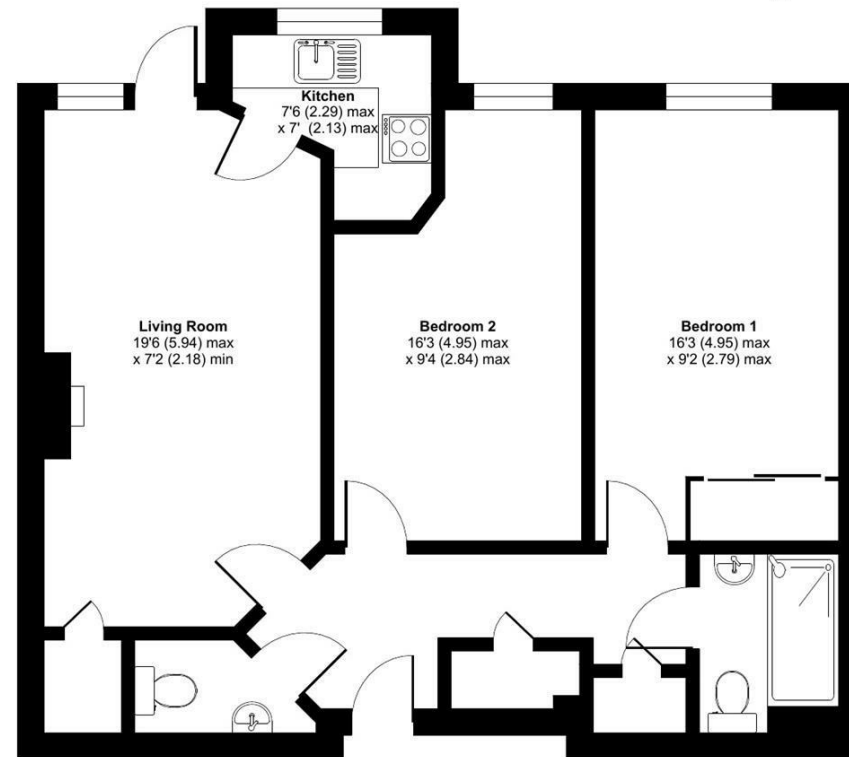
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

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

EPC Rating: C

Approximate Area = 714 sq ft / 66.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1318169

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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