

## 28 Maxwell Lodge, Market Harborough, LE16 9HE



**£165,000**

This spacious and airy one bedroom retirement apartment has delightful tree-framed views over the river towards the medieval town of Market Harborough conveniently situated within short walking distance of the excellent local amenities, bus services, indoor market and a little further walk to the train station having frequent one hour rail service to London. Maxwell Lodge is renowned for its central location, superb community, immaculate communal facilities and proximity to parks and gardens. Briefly, the accommodation comprises: Entrance hall, large lounge/diner, adjoining kitchen, double bedroom and shower room. The apartment building also benefits from a residents lounge, communal kitchen area, laundry room, guest suite, delightful landscaped gardens and residents only parking with two public car parks nearby for visitors. Internal viewing is highly recommended to truly appreciate the peaceful location to the rear of the building and the very handy access to the town centre across the little pedestrian only bridge! Additional secondary glazing has been installed to further improve the great efficiency of the heating and sound insulation.

*Service without compromise*



# ADAMS & JONES

## Entrance Hall

Accessed via the communal hall. Doors off to: Lounge, bedroom and bathroom. There are two handy storage cupboards and radiator.

## Lounge/Diner 20'0 x 12'4 (max) (6.10m x 3.76m (max))



UPVC double glazed window with secondary glazing to rear aspect. Electric feature fireplace with surround, TV and telephone point. Radiator. Door to:

## Dining Area



## Kitchen 9'1 x 6'7 (2.77m x 2.01m)



Having a selection of fitted base and wall units with laminate worktop over and single bowl stainless steel sink with drainer. There is a high level single fan assisted oven and four ring electric hob with extractor over. Vinyl

flooring. UPVC double glazed window with secondary glazing to side aspect. Facilities exist for your own washing machine and combined fridge/freezer within the kitchen area if desired.

## Bedroom One 17'8 x 9'2 (5.38m x 2.79m)



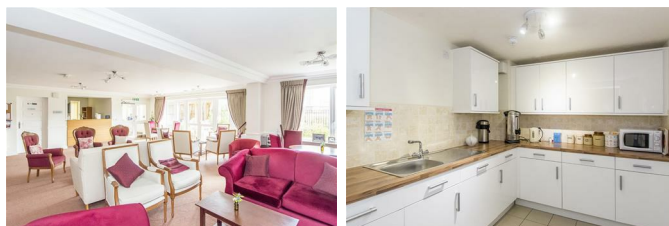
UPVC double glazed window with secondary glazing to rear aspect. Built-in wardrobes with sliding mirrored doors. TV point. Radiator.

## Shower Room 6'10 x 5'6 (2.08m x 1.68m)



Comprising: Corner shower enclosure, low level WC and wash hand basin within vanity unit. Feature wall tiling. Chrome heated towel rail.

## Communal Areas



There is a large and pleasant residents lounge and house managers office, a laundry room with washing machines, tumble dryers and ironing facilities, and also a guest suite.



## Outside & Gardens



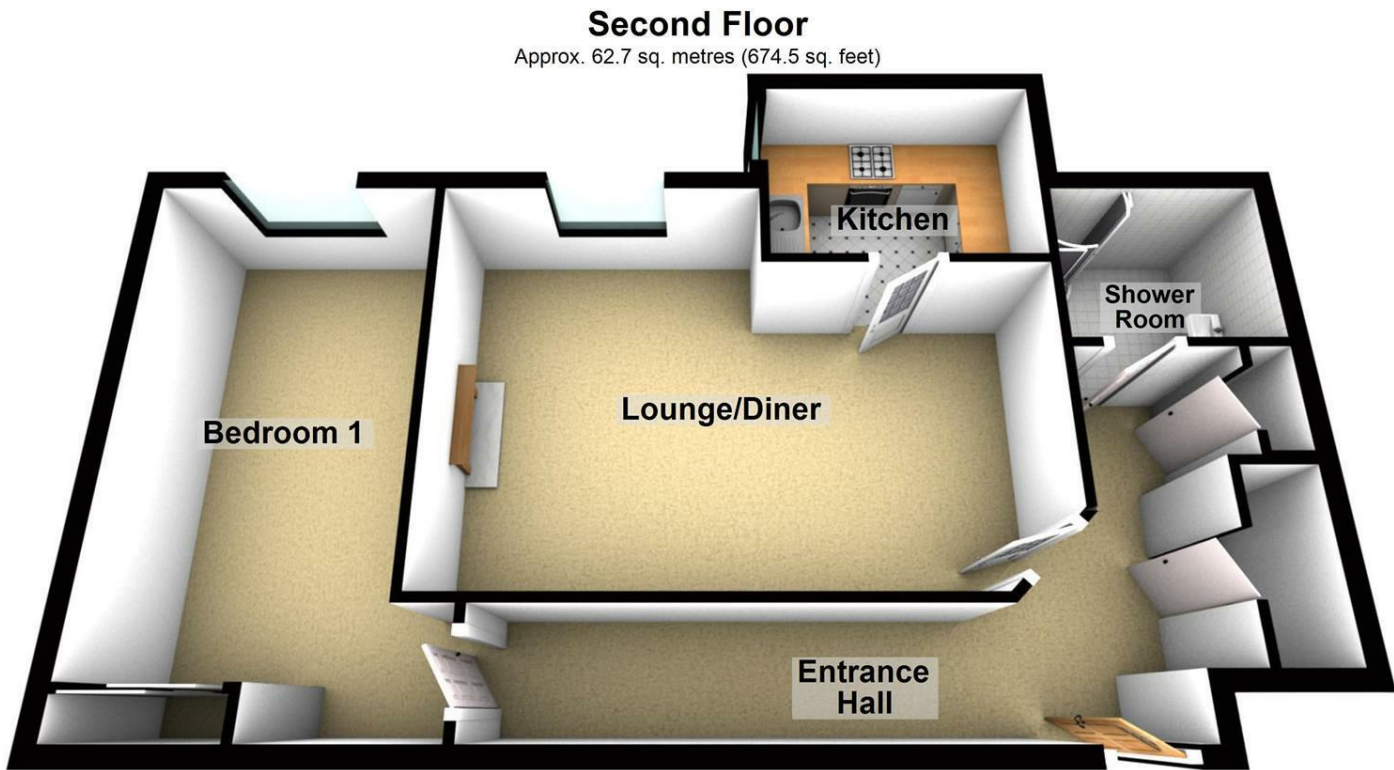
There are landscaped communal gardens to the front and rear of Maxwell Lodge. The front gardens are accessed from the residents lounge having a pleasant flagged stone patio with tables, parasols and seating. There is also a residents only car park and under cover area for mobility scooters and charging points.

## Lease Details & Charges

The property runs on a 125 year lease from 01/05/14 and we have been advised that there are 114 years remaining. The service charge is £253.51 per month and includes the ground rent of £54 per month. These details have been supplied by the vendor and are to be clarified during conveyancing.

## Council Tax Band B

Floor Plan



Total area: approx. 62.7 sq. metres (674.5 sq. feet)

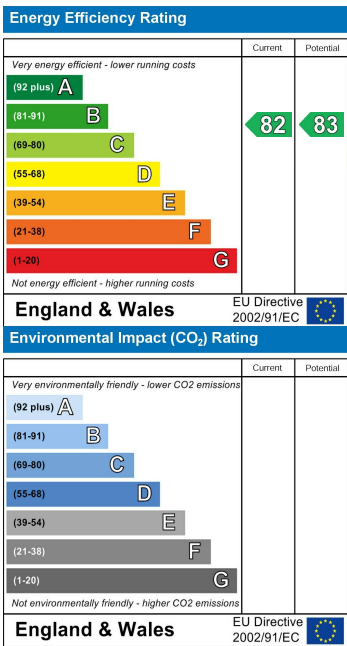
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise