

39 Maxwell Lodge, Market Harborough, LE16 9HE



£320,000

A beautifully appointed 2nd-floor retirement apartment boasting a lovely leafy outlook whilst being in the centre of town just a few minutes walk from all shops and amenities.

The accommodation briefly comprises: Hall, lounge/diner, sunny wraparound balcony, fitted kitchen, two double bedrooms and shower room.

Maxwell Lodge is considered one of the best retirement complexes in town and is more centrally located than any other. Communal facilities include a large residents lounge, laundry room, parking and landscaped gardens.

THE PROPERTY IS OFFERED WITH NO UPWARD CHAIN AND EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Service without compromise

Entrance Hall



Electric panel heater. Built in wardrobe/storage cupboard. Spacious walk in airing cupboard housing hot water tank and electric boiler. Doors to rooms.

Lounge 17'8" x 10'7" (5.38m x 3.23m)



Two double glazed windows with pleasant views. Feature electric fire and surround. Electric panel heater. Television point. Telephone point. Glazed door to:-

(Lounge Photo Two)



Wraparound Balcony



Wraparound decked balcony with views over the town with leafy views over the Brampton Valley Way.

(Wraparound Balcony Photo Two)



(View from Wraparound Balcony)

Kitchen 7'1" x 7'9" (2.16m x 2.36m)



Range of modern fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Four ring electric hob beneath stainless steel extractor hood. Space and plumbing for washing machine. Electric built in oven. Integrated fridge, freezer and dishwasher. Stainless steel sink and drainer. Double glazed window to the rear aspect.

(Kitchen Photo Two)



Bedroom One 11'2" x 10'3" (3.40m x 3.12m)



Double glazed window with pleasant garden views. Mirrored wardrobes. Electric panel heater.

(Bedroom One Photo Two)



Service without compromise

Bedroom Two 13'1" x 9'4" (3.99m x 2.84m)



Double glazed window to the rear aspect. Electric panel heater. Mirrored wardrobes.

(Bedroom Two Photo Two)



Shower Room



Double shower cubicle with mains shower fitment and clear screen. Wash hand basin over storage unit. Low level WC. Heated towel rail. Complementary tiling. Bathroom cabinet. Vinyl flooring.

(Shower Room Photo Two)





Outside



There are landscaped gardens which surround the block with seating areas and covered mobility scooter parking. There is also a communal parking area.

(Outside Photo Two)



(View to Front)



Communal Facilities

There is a communal residents lounge with small kitchen off. There is also a laundry room with automatic washing machines and tumble dryers, and a guest bedroom suite.

Lease and Service Charges

We are advised by the vendor that the current service charge is £2700 bi-annually and the ground rent is £358.88 bi-annually. The property runs on a 125 year lease from 2014. This information must be verified by your solicitor prior to entering into a legal contract to purchase.

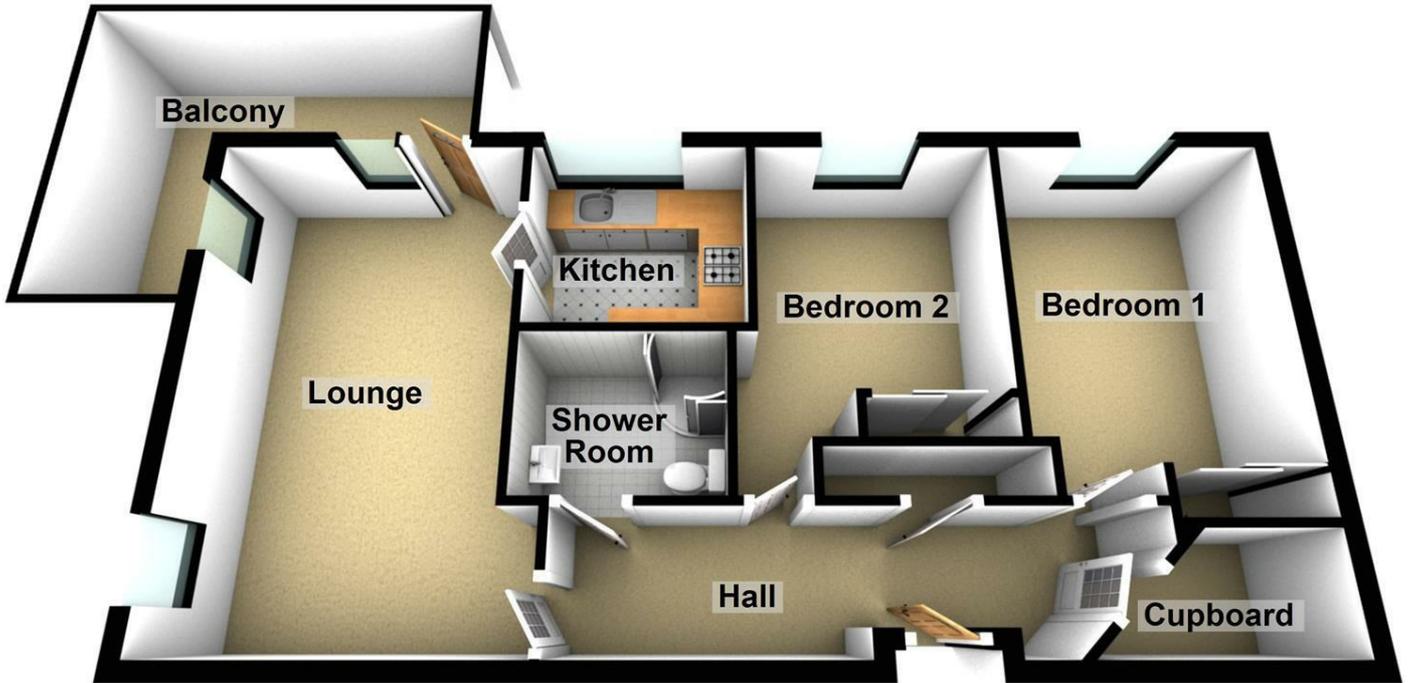
Note For Prospective Buyers

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

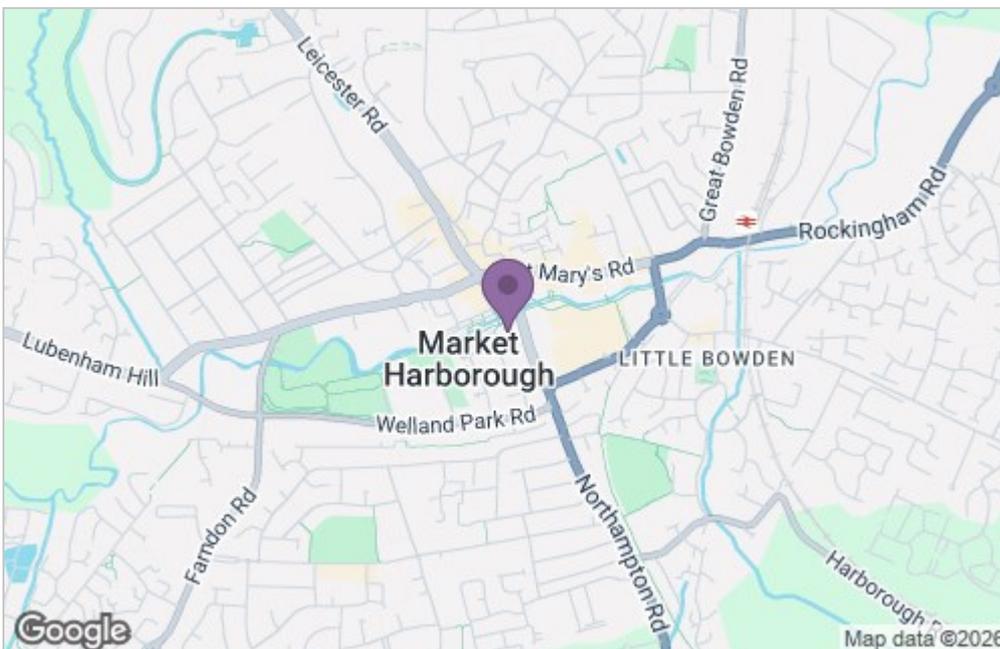
Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)

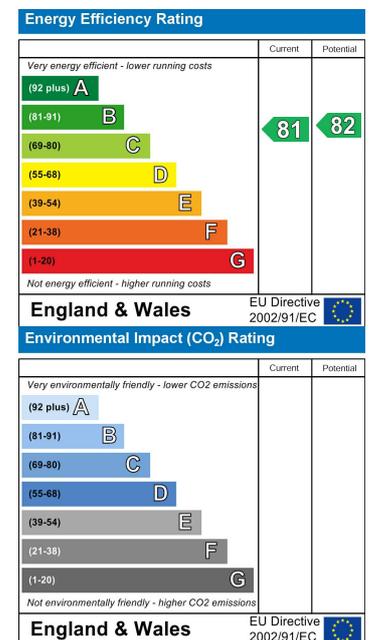


Total area: approx. 61.1 sq. metres (657.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise