

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



**£200,000**

Situated just a short stroll from Market Harborough's extensive range of shops, restaurants and general amenities is this well presented self contained second floor apartment. The accommodation briefly comprises: Hall, living room with South facing Juliet balcony, kitchen with appliances, double bedroom and shower room. The general facilities include a residents lounge, guest suite, communal gardens and parking. The property is available immediately.

*Service without compromise*

## Entrance Hall



Spacious walk-in storage/airing cupboard housing lagged hot water tank. Dado rail. 'Caretel' emergency call system. Dado rail. Doors to rooms.

## Lounge 17'8" x 10'4" (5.38 x 3.15)



17' 8" x 10' 4" (5.38m x 3.15m) Double glazed French doors opening out to a South facing 'Juliet' balcony. Electric radiator. Television point. Telephone point. Glazed door to:-

## (Lounge Photo Two)



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



7' 9" x 7' 1" (2.36m x 2.16m) Range of white 'Shaker' style fitted base and wall units. Wood effect laminate work surfaces and complementary splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Fitted fridge and freezer. Stainless steel sink and drainer. Electric wall heater. Double glazed window.

(Kitchen Photo Two)



Bedroom 12'5" x 10'1" (3.78 x 3.07)



12' 5" x 10' 1" (3.78m x 3.07m) Double glazed window. Fitted mirrored wardrobes. Electric radiator.

(Bedroom Photo Two)

Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Extractor fan.

(Shower Room Photo Two)



Residents Lounge



Spacious ground floor residents lounge/meeting area with small kitchen with coffee/tea making facilities.

Communal Gardens



Well stocked communal gardens which wrap around the building with seating areas, clothes drying facilities, bin store and mobility scooter parking.



## Parking

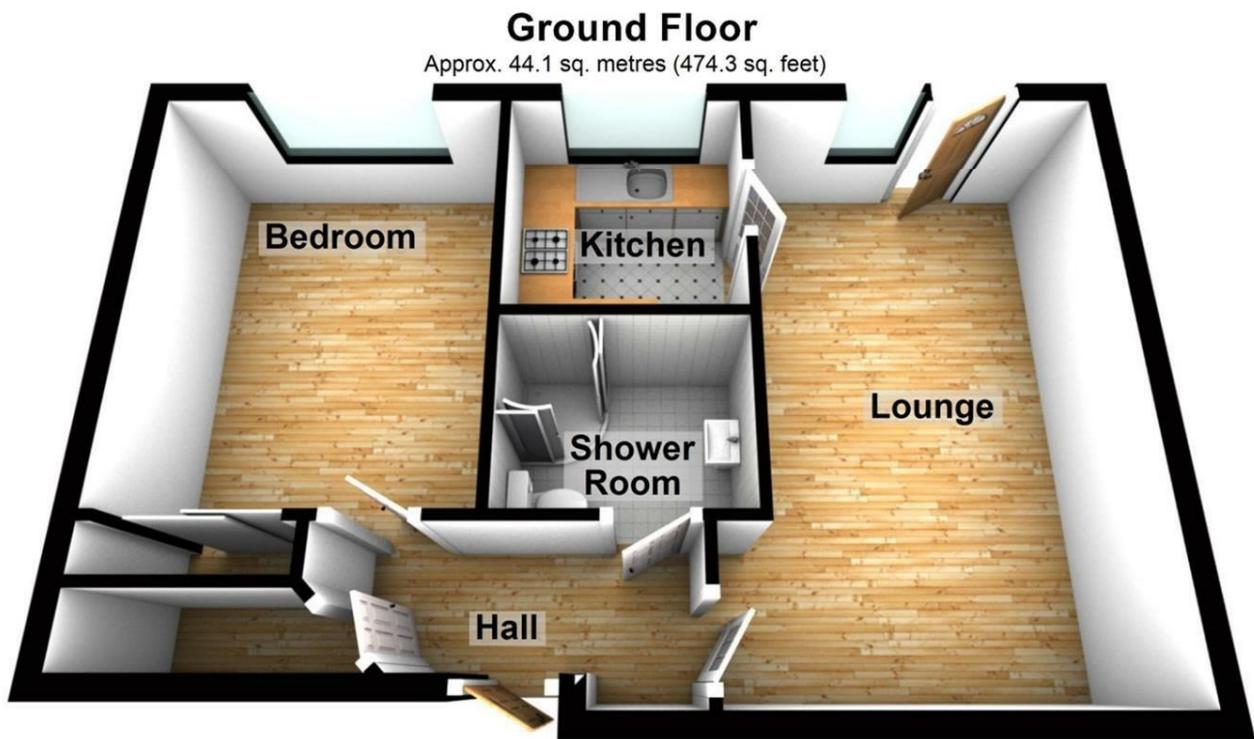


Private residents parking area.

## Lease Details/Service Charges

We are advised by the vendor that the property has approximately 119 years remaining on the lease. Ground rent payable is £653.04 and service charges are £3,158.14. The ground rent and service charges are payable every six months.

## Floor Plan

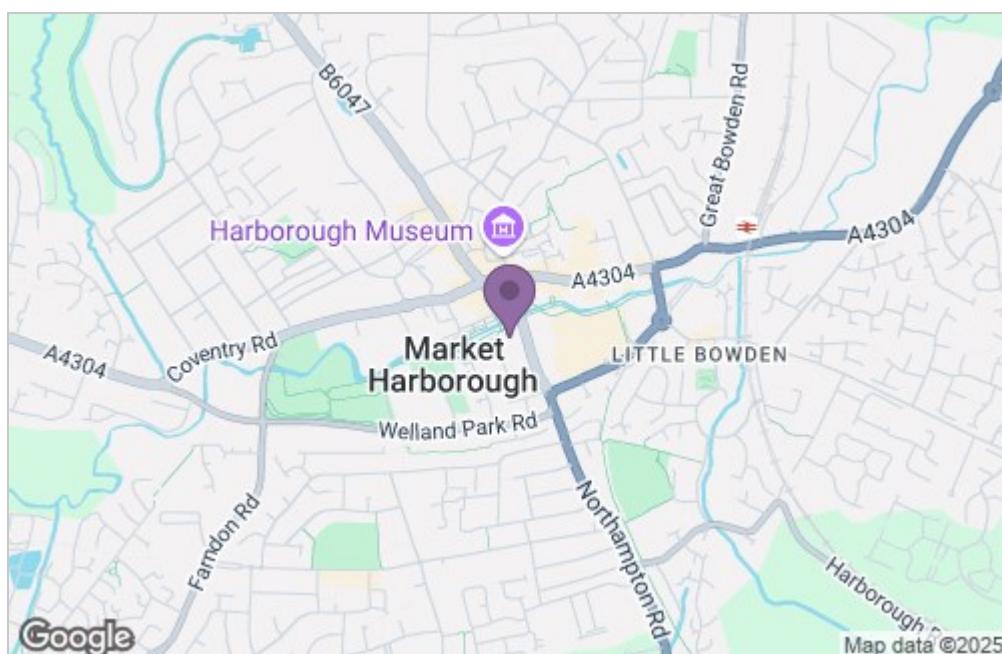


Total area: approx. 44.1 sq. metres (474.3 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

