



2 Ellesmere Lodge, Brackley NN13 6EJ

Guide Price £325,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 2

Bathrooms: 2

Receptions: 1

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Hatfield Shaw & Co are delighted to present this exceptional two double bedroom ground floor retirement apartment, built by Churchill Retirement Living in 2025. Situated within the modern Ellesmere Lodge development in Brackley, this contemporary apartment offers high-quality accommodation throughout, including a recently upgraded fully integrated kitchen with granite work surfaces (fitted by the current owner in 2025), two bathrooms, and a spacious lounge with doors opening onto the lovely communal gardens.

The apartment features a well-appointed reception room with direct access to the communal gardens, providing an ideal space for relaxing or entertaining. The beautifully refitted kitchen has been designed with both style and functionality in mind, offering integrated appliances and granite counters.

There are two generous double bedrooms, both benefitting from fitted wardrobes. The principal bedroom features a spacious ensuite shower room with a walk-in double shower. A separate modern bathroom serves the second bedroom and guests. The property also benefits from a large storage and airing cupboard.

Residents can enjoy the well-maintained communal gardens, along with access to a communal lounge and social areas, where a variety of optional activities and events are available. There is communal parking available in the parking area to the front of the property.

Leasehold with 998 years left on the lease. Service charge is £3,873 per year. £0 Ground rent. EPC band C. Council tax band E. Mains electricity, water, and drainage. Electric heating. Communal parking to the front. Standard construction. Ultrafast broadband (1,000Mbps) available. "Good mobile phone coverage" (O2). Restrictions – retirement apartment to residents over 60 years of age or by special request. Very low risk of flooding.







Floor Plan

Floor area 73.7 sq.m. (794 sq.ft.)

Total floor area: 73.7 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Hatfield Shaw & Co

01280 460360

sales@hatfieldshaw.co.uk

www.hatfieldshaw.co.uk

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