



Asking Price £249,950 Leasehold

1 Bedroom, Apartment - Retirement

40, Tebbutt Lodge Clarence Street, Market Harborough, Leicestershire, LE16 7QH

📞 0800 077 8717

✉️ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Tebbutt Lodge

Tebbutt Lodge is an attractive development of 44 one and two-bedroom retirement apartments located in the heart of Market Harborough, Leicestershire. This charming market town is only a short walk away for banks, building societies, a Post Office, opticians and hairdressers. St Mary's Centre has a range of shops for retail therapy.

Market Harborough has plenty of regular bus services and the train station offers services to London, Birmingham and Nottingham.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging 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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Tebbutt 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. A 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.

Tebbutt Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Tebbutt Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this Brand New one bedroom second floor apartment. The property offers deceptively spacious accommodation throughout and has the added benefit of a walk in wardrobe.

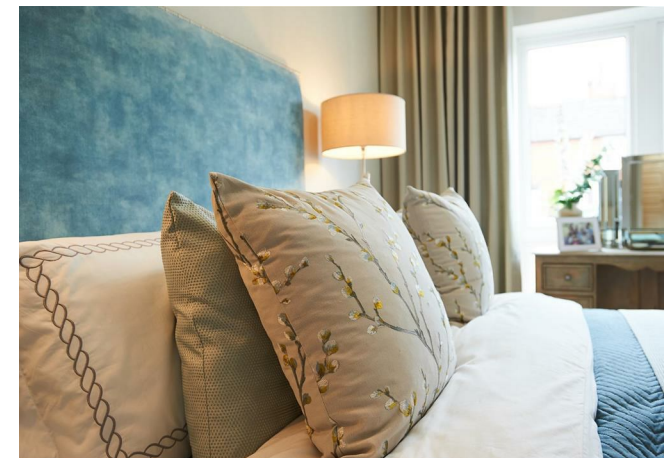
The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful walk in wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom second floor retirement apartment
- Brand New
- Walk in Wardrobe
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year ending 30th November 2024) £3,032.36 per annum.

Ground rent £575.00 per annum. To be reviewed August 2030.

Council Tax Band B

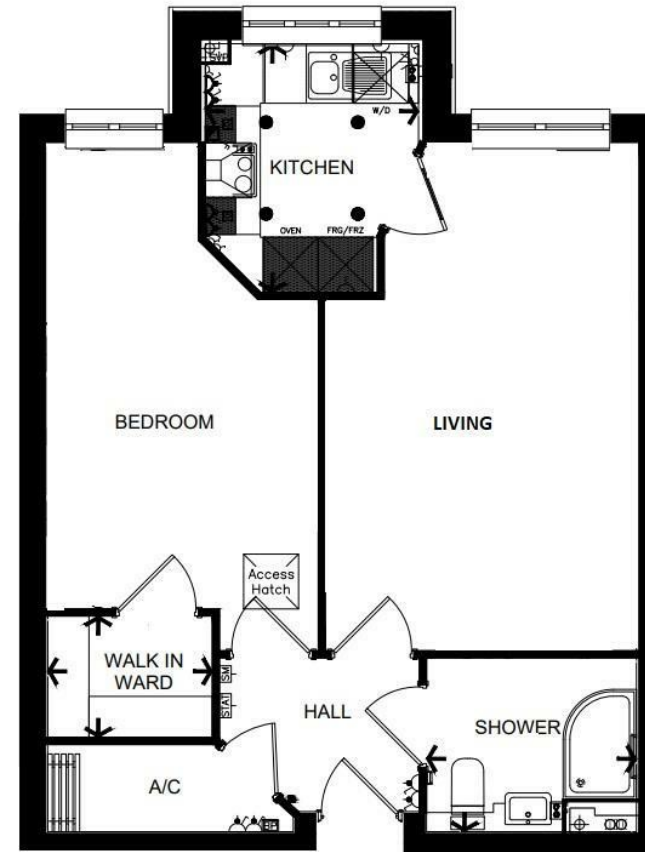
999 year Lease commencing August 2020

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, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Living	Width 11'-2" [3395] max	Length 18'-1" [5505] max
Kitchen	Width 7'-8" [2325] max	Length 8'-11" [2715] max
Shower Room	Width 7'-6" [2290] max	Length 6'-3" [1900] max
Bedroom	Width 9'-8" [2950] max	Length 16'-7" [5045] max
Walk in Wardrobe	Width 5'-11" [1795] max	Length 4'-4" [1330] max

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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