

Tebbutt Lodge
Clarence Street
Market Harborough
LE16 7QH

£224,950

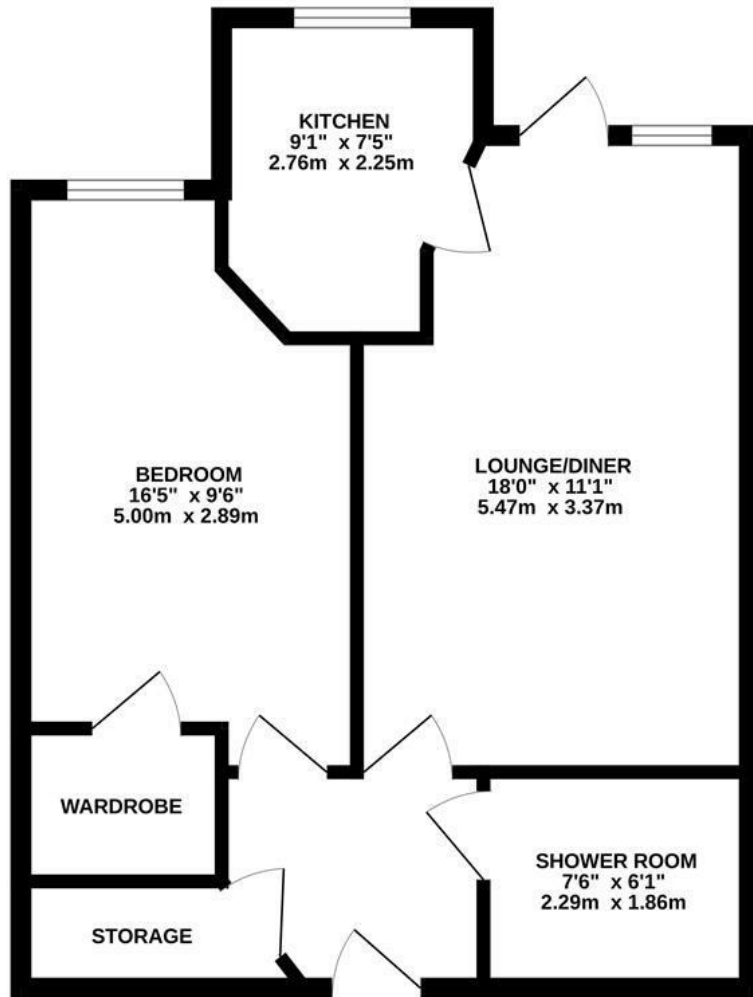


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FLOOR PLANS

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



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WHAT'S GREAT?

This stunning one bedroom ground floor retirement apartment is offered for sale with no chain and in excellent condition. The property is within a short walk of the town centre and railway station along with other useful amenities.

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

Ground rent £525 per annum. To be reviewed August 2030

Access can be gained to the lodge via a video entry call system and also benefited from a 24 hour support system. The property offers a generously sized floorplan with inner hallway with useful storage cupboard, well proportioned living/dining room, modern kitchen with a range of built-in appliances, sizeable double bedroom with walk-in wardrobe and shower room with a modern three piece suite.

Tebbutt Lodge benefits from a Lodge Manager to assist with the daily running of the Lodge. The communal areas boast an Owners' Lounge and coffee bar with free WiFi where Owners' can enjoy the company of other Owners, access to a Guest Suite for visiting family and friends, a lift to all floors and a Refuse Room. There is also onsite parking along with a bike store.

...expect excellence



SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
