

Tebbutt Lodge  
Clarence Street  
Market Harborough  
LE16 7QH

£200,000

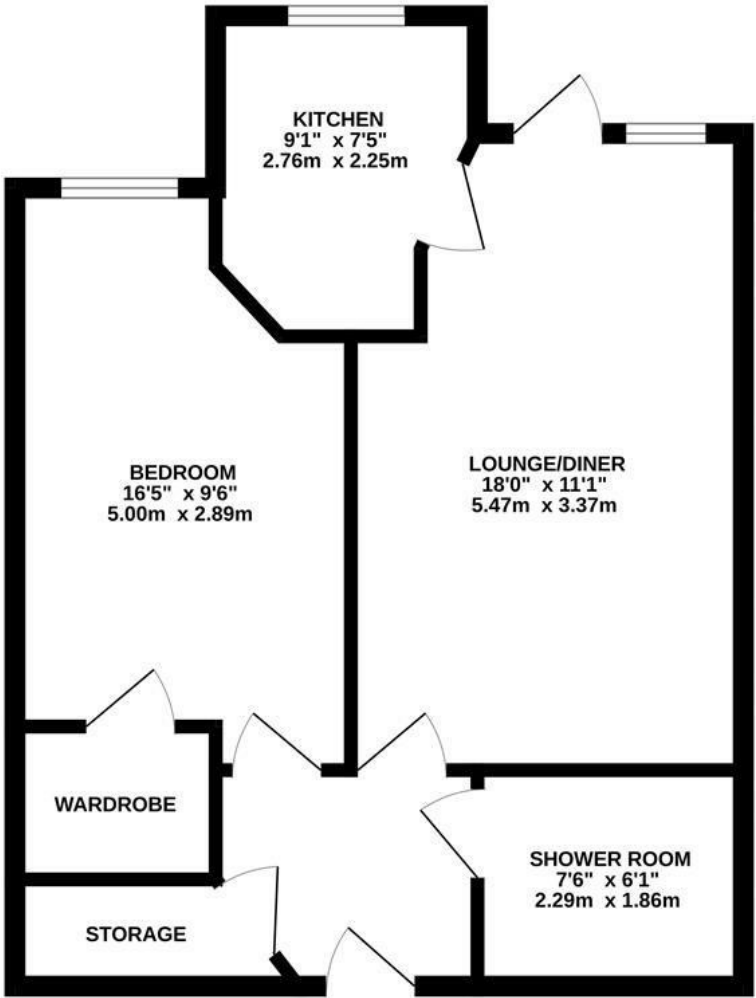


OSCAR JAMES

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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...



Lounge Diner



Kitchen



One Bedroom



Shower Room



Shared Garden



Non Allocated Parking





# 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.

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.

Tebbutt Lodge retirement home, offers a variety of social activities and wellbeing services giving opportunities to socialize with other residents.

Weekly events include: Chair yoga; knit and natter; Coffee mornings; fish and chips evening (Friday) and movie nights.

Other recent events included: quizzes; garden centre trips; 60's night and VE Day celebrations.

There is a weekly newsletter and a magazine listing 3 month itinerary for trips and other activities.

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

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

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# SELLER'S SECRET

Pristine property complete with new carpets, and freshly painted throughout.



*Why we like it....*

Ideally situated, close to numerous amenities within Market Harborough town centre.

## OSCAR JAMES

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*To buy or not to buy....*

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