



TENURE

Leasehold. The remainder of 125 year lease from December 2016. Service charge approx £4600 per annum. Ground rent approx £882.90 per annum.

COUNCIL TAX

Band E (from internet enquiry).

SERVICES

We understand mains water, electricity, electric heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

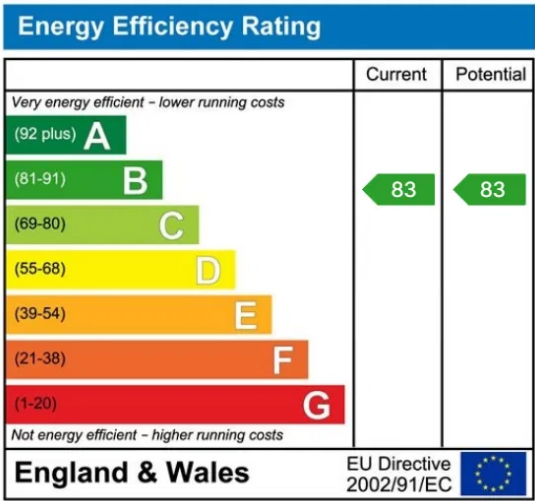
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



Wetherby ~ Apartment 49, Tatterton Lodge, York Road, LS22 7AA

A beautifully presented second floor apartment within this popular purpose-built development for the over 60s, just a short level walk from Wetherby town centre and an excellent range of local amenities. No onward chain.

- Modern second floor apartment for the over 60s
- Two double bedrooms, including principal with en-suite
- Spacious dual aspect living room with electric fire
- Modern breakfast kitchen with integrated appliances
- Beautifully maintained communal gardens with seating areas
- Lift or stairs to second floor
- Residents lounge with TV area and self-service bar
- On site manager for added peace of mind
- Resident parking

£375,000 PRICE REGION



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Property Description

Situated within this well regarded and attractively maintained development of one and two bedroom retirement apartments, this spacious two-bedroom, two-bathroom apartment offers modern, low-maintenance living in a secure and sociable environment for the over 60's. Each apartment is self contained and benefits from the use of the owners lounge and coffee bar. Tatterton Lodge has been designed with safety and security at the fore-front, all apartments and communal areas have an emergency care-line system installed, monitored by the on-site Lodge Manager during the day and 24-hour and 365 days a year by care line team. Located on the second floor, the property is accessed via a lift or stairs, and benefits from a lodge manager as well as a 24 hour emergency care-line assistance.

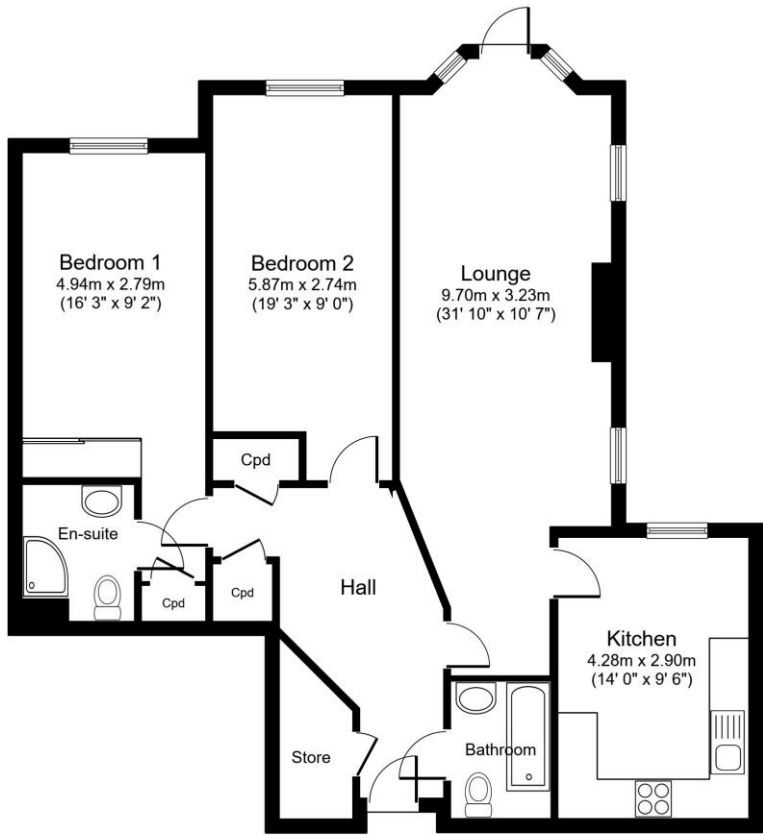
Together with an energy efficient heating system by means of a ground source heat pump the accommodation in further comprises:-

A private entrance hallway with three useful storage cupboards, leading to a bright and well-appointed living room of generous proportions. This dual-aspect space features a focal point electric fire with surround, ample room for seating and dining while revealing views to both the side and rear elevations. A separate breakfast kitchen is fitted with a modern range of wall and base units with laminate worktops, tiled splashbacks, integrated oven with induction hob, stainless steel sink unit, undercounter fridge and freezer and automatic washing machine. There is ample space for a breakfast table and chairs while enjoying a pleasant outlook from the window.

The principal bedroom is a spacious double with built-in double wardrobes, front facing window onto Deighton Road, and access to a modern en-suite shower room. Bedroom two is a further good-sized double, also with a front facing window and easy access to the main house bathroom, fitted with contemporary suite and tiling.

The apartment benefits from electric heating, double-glazed windows throughout and a secure entry system. Residents enjoy use of a communal lounge with television area, and kitchen – ideal for socialising and relaxation.

Externally, there is resident parking and the surrounding communal gardens are immaculately maintained.



Second Floor

NOT TO SCALE For layout guidance only

