



Tebbutt Lodge, Market Harborough

1 1 1



“Relaxed Retirement Living”

Built in 2020 by Churchill Living and ideally situated on Clearance Street in Market Harborough, this immaculately presented one bedroom retirement apartment offers a bright and beautifully maintained interior, generous proportions, delightful outlook and stunning rear communal gardens.

Tebbutt Lodge offers fantastic communal facilities including an owner’s lounge, coffee bar, landscaped communal gardens, and a guest suite for family/friends. A lodge manager is on hand throughout the day for peace of mind.

The spacious living room boasts a glass panelled door leading to the Juliette balcony overlooking the beautiful communal gardens whilst also letting the natural light pour in. The space is ideal for both relaxing and entertaining, with ample room for lounge furniture and a dining area.

The modern kitchen comprises a range of eye and base level units with square edge worktops, stainless steel sink with mixer tap and draining board, ceramic tiled splash backs. A range of integrated appliances include a Bosch single oven, Zanussi electric four ring hob with an extractor fan, a single oven, a fridge/ freezer and a washing machine. A window above the sink enjoys a view of the communal gardens.

The well-proportioned main bedroom benefits from a neutral carpet and stunning walk-in wardrobe complete with built in shelving, hanging rails and a fitted safe.

Well-appointed bathroom featuring floor to ceiling tiles, a walk-in corner shower, a modern vanity unit with an inset basin and low-level WC.

The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24/7, 365 days a year by the Careline team.

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

There is an annual service charge of £3225.03 And annual ground rent of £575 And 994 years remaining on the lease. A 1% fee is payable to Churchill when the property is sold.

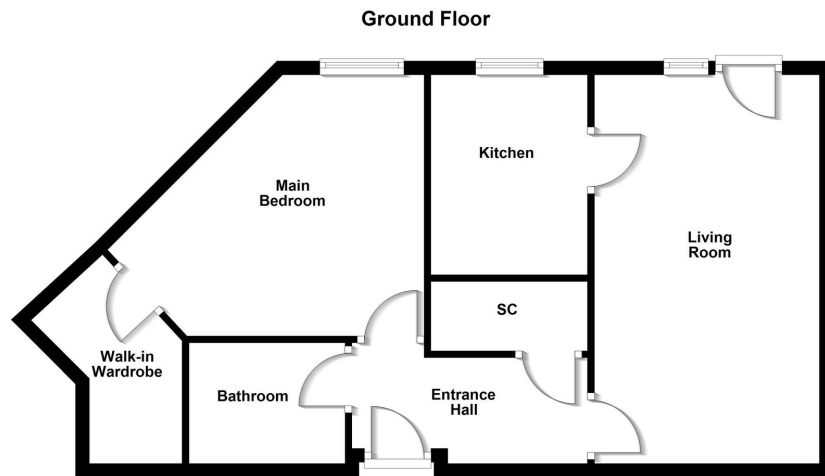
Living Room - 5.61m x 3.25m (18'5" x 10'8")

Kitchen - 2.9m x 2.26m (9'6" x 7'5")

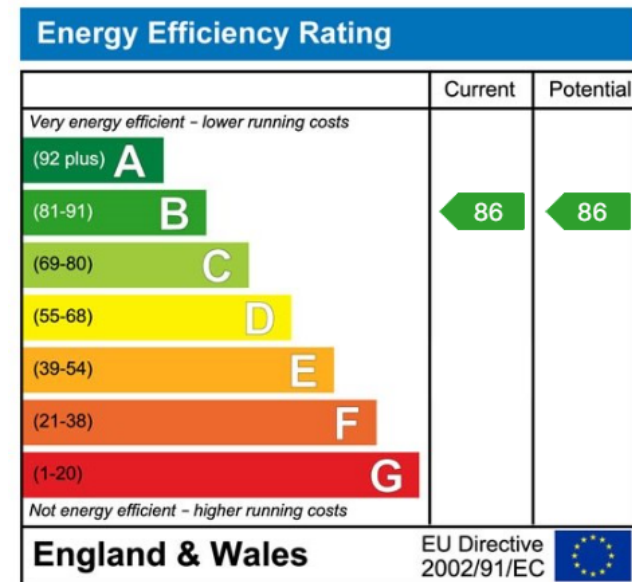
Main Bedroom - 3.61m x 3.48m (11'10" x 11'5")max

Bathroom - 2.26m x 1.85m (7'5" x 6'1")





- Communal Gardens
- Commnuity Feel
- Close to Town Centre
- Owners Lounge
- Well Proportioned Accomodation



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

63 High Street, Market Harborough,
Leicestershire, LE16 7AF

