



**Connells**

Tebbutt Lodge Clarence Street  
Market Harborough



## Property Description

Located within the highly regarded Tebbutt Lodge development, this well presented one bedroom recently built retirement apartment offers safe, comfortable and low maintenance living in the heart of Market Harborough.

Inside, the apartment features a bright dining/sitting area, a well appointed kitchen, good-sized storage cupboard, spacious double bedroom with an adjoining walk in wardrobe and a modern shower room.

Residents of Tebbutt Lodge enjoy a superb range of facilities, including an Owners' Lounge, communal landscaped gardens, guest suite and a welcoming coffee bar providing ideal spaces for socialising and community events. A Lodge Manager is on-site during the day, providing day to day support, with a 24 hour Careline emergency call system installed throughout the building for added security and reassurance. The development also benefits from secure entry, car parking, wheelchair access in communal areas. A Guest Suite is available for your friends and family to stay in.

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 a weekly service charge of £66 and the next review is on 30th November 2026. And annual ground rent of £575. The heating & water included in the service charges.

Lease term: An estimate of 994 years remaining.

## Entrance Hall

Offering access to all the accommodation plus storage cupboard.

## Living/Dining Room

Bright and airy room with feature fireplace and plenty of space for relaxing and dining. Window to rear. Access to kitchen.

## Bedroom

Bright and airy double bedroom with walk-in wardrobe.

## Kitchen

Stylish and modern kitchen with Zanussi oven, separate hob, integrated fridge/freezer, extractor fan and tiled splashback.

## Shower Room

Fully tiled bathroom with shower enclosure, stylish wood effect wall cabinet with mirror, wood effect vanity housing WC and sink.

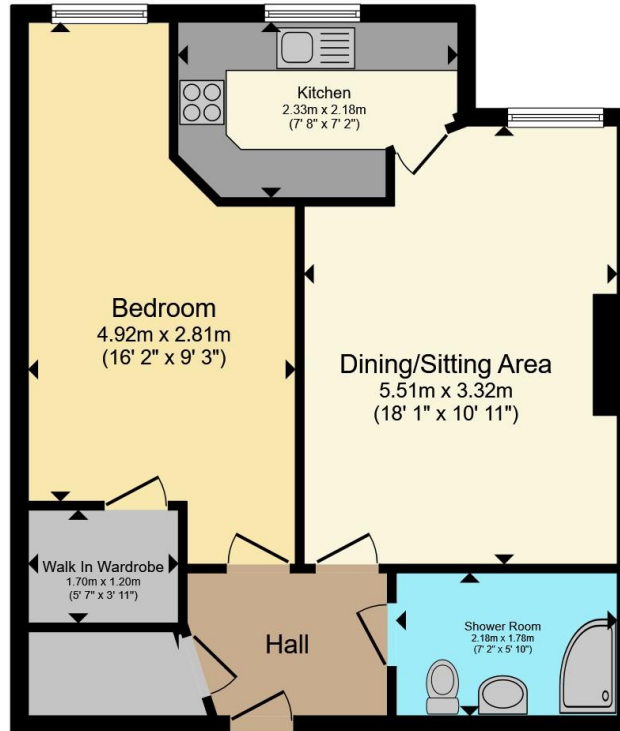
## Outside

Residents have full access to the beautiful landscaped gardens that include a patio area with seating, ideal for socialising and enjoying the outdoor space.









Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax  
Band: B

Service Charge:  
3428.55

Ground Rent:  
575.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKH308253](http://connells.co.uk/Property/MKH308253)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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