Rosedale

# 37 EAST BANK, TALLINGTON, PE9 4RJ

# £75,000

## "Luxury two bedroom single lodge at Tallington Lakes"

- OPEN PLAN KITCHEN / DINING / LIVING
- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- VAULTED CEILINGS
- INTEGRATED APPLIANCES
- TALLINGTON LAKES LEISURE PARK
- BUILT-IN WARDROBES
- EN-SUITE
- LUXURY PARK HOME
- EPC ENERGY RATING NOT REQUIRED / COUNCIL TAX BAND A

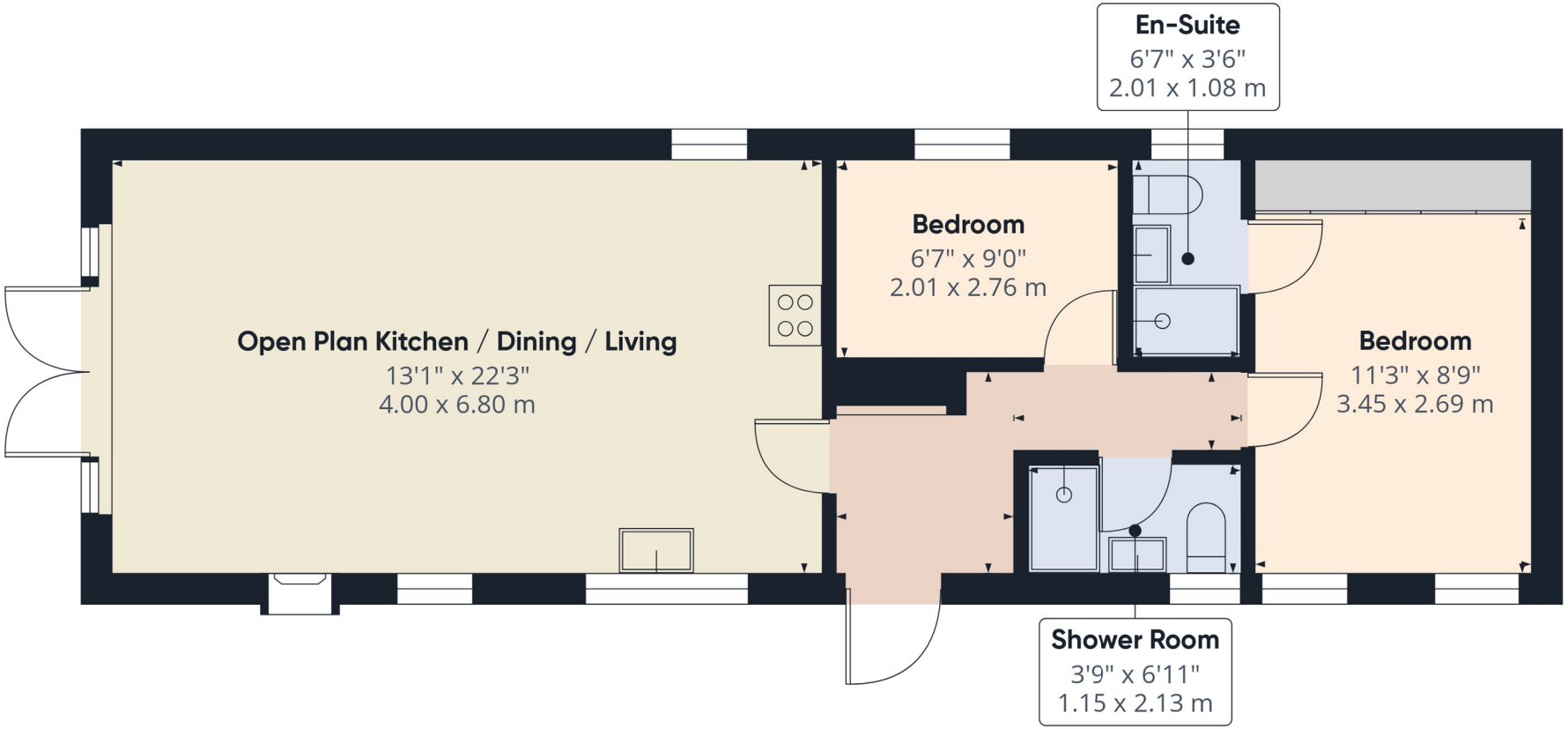
## PROPERTY HIGHLIGHTS

This well-presented 'Sunseeker Ashton' Lodge offers stylish and spacious accommodation throughout.

Briefly comprising an entrance hall, impressive open plan kitchen / dining / living area with integrated appliances and French doors opening onto the decking, two double bedrooms both benefiting from built-in wardrobes, with an en-suite to the principal bedroom, and a modern shower room.

Agents Note: Plot fees for 2026/2027 are £3,216.04, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2046 and is not renewable. Tallington Lakes will move this lodge from its current position on the lake to Edelweiss, a non lakeside part of the site on completion of purchase. The purchaser will be responsible for the cost of moving the lodge and the decking, which is £5,500 + VAT.

2 Bedrooms 2 Bathroom 1 Reception




**Approximate total area**(1)

573 ft²

53.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

W S N E

## SERVICES & UTILITIES

**Tenure:** Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30874777

Or alternatively speak to your Rosedale agent who will be able to help you.

### Interested in viewing this property?

# 01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

## IMPORTANT INFORMATION

**Anti-Money Laundering Checks:** In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**Floorplans & Measurements:** Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

**Photographs:** Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

**Services & Appliances:** Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

**Material Information:** Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

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