

## 39 Tebbutt Lodge, Market Harborough, LE16 7QH



**£190,000**

Tebbutt Lodge is one of Market Harborough's most recently built retirement apartment blocks & it's location on Clarence Street is also one of the closest to the town's centre, offering easy access to it's vast range of amenities.

The lodge manager is available five days a week to support the owners and keep the development maintained and also to provide events in the owners lounge. There is a guest suite available for friends and family to stay in at a small supplementary fee. Every apartment is linked to the care line 24 hour system providing additional support in the event of an emergency.

The apartment itself is of a spacious, light design and is presented in very good order. It briefly comprises entrance hallway, lounge/diner, beautifully appointed kitchen, bedroom with walk-in wardrobe off and shower room. It is being offered through Adams & Jones with the benefit of no upward sales chain.

*Service without compromise*

Entrance Hallway



Front entrance door. Store/plant cupboard off. Electric radiator.

Lounge 15'9" x 11'3" (4.80m x 3.43m)



UPVC double-glazed window. Electric radiator. Coved ceiling.

(Lounge Photo Two)



Kitchen 8'2" x 7'8" (2.49m x 2.34m)



Fitted range of kitchen units. Electric oven. Ceramic hob with extractor hood. Integrated washing machine. Integrated fridge/freezer. Tiled splash backs.



(Kitchen Photo Two)



Bedroom 12'6" x 9'6" max (3.81m x 2.90m max )



UPVC double-glazed window. Covered ceiling. Electric radiator. Walk in wardrobe off.

(Bedroom Photo Two)



Walk In Wardrobe 5'2" x 4'4" (1.57m x 1.32m)

Shower Room 7'4" x 6'2" (2.24m x 1.88m)



W/C. Wash hand basin over storage unit. Shower cubicle. Extractor fan. Tiled walls. Heated towel rail.

(Shower Room Photo Two)



## Parking

To the front of the building is a private residents car park.

## Communal Gardens



Beautiful lawned gardens are located at the rear of the block with a variety of plant beds, paved patio and pathways inset to be enjoyed solely by the use of the residents.

## (Communal Gardens Photo Two)



## (Communal Gardens Photo Three)



## Lease Information

999 year lease commenced in August 2020. Service charge (year ending 30th of November 2025) : £3,225.03 per annum. Ground rent: £575 per annum (to be reviewed August 2030). Service charges include care line system, built in insurance, water and sewage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager, contributions to the contingency fund.

## Communal Features



Lodge manager is available five days a week to support the owners and keep the development maintained and also to provide events in the owners lounge. There is a guest suite available for friends and family to stay in at a small supplementary fee. Every apartment is linked to the care line 24 hour system providing additional support in the event of an emergency.





(Communal Features Photo Two)



(Communal Features Photo Three)



### Note for Prospective Buyers

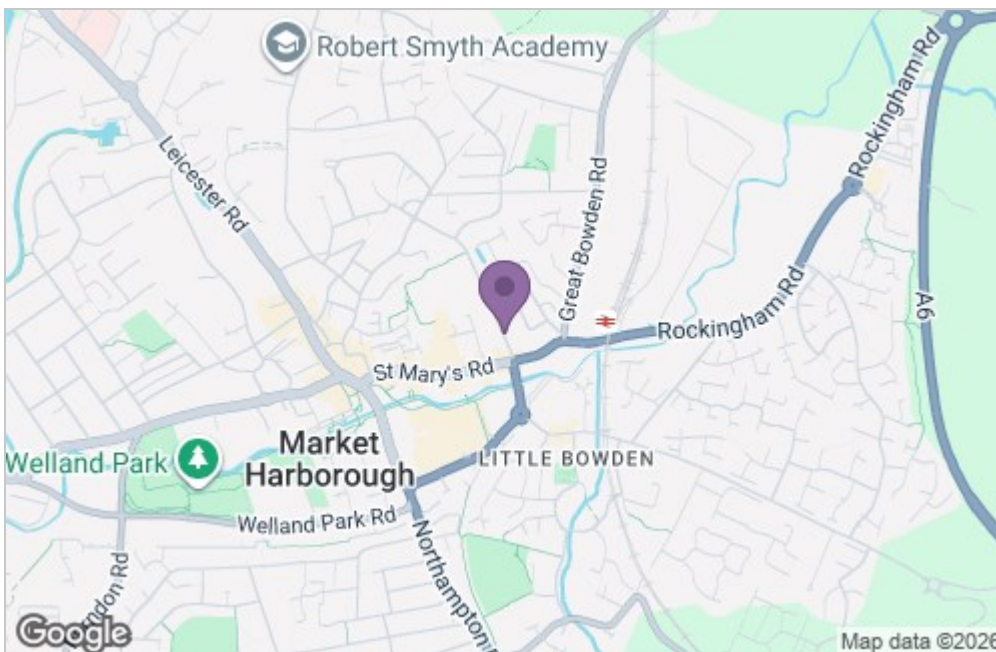
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 47.6 sq. metres (512.2 sq. feet)

## Area Map



## Energy Efficiency Graph

