

33 Tebbutt Lodge , Market Harborough, LE16 7QH



£270,000

A superbly appointed top floor, south facing retirement apartment of approx. 1000 sq ft within a highly convenient location within walking distance of Market Harborough town centre and excellent amenities. This very spacious corner apartment is bright and airy, in immaculately order throughout situated within the highly regarded new development of 'Tebbutt Lodge' having impressive on-site facilities and wonderful community. The accommodation comprises: Entrance hall, spacious lounge/diner, kitchen, two large double bedrooms, walk-in wardrobe, shower room, cloakroom and multiple store rooms. Outside are beautifully maintained gardens, grounds and resident's parking. The communal areas are light, bright and offer all residents the opportunity to enjoy the communal lounge, coffee bar and laundry facilities. Internal inspection is highly recommended to appreciate the size and location. NO CHAIN!

Service without compromise

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Entrance Hall

Accessed via communal hall. Doors off to: Lounge, bedrooms, bathroom and cloakroom. Two large store cupboards. Radiator.

Cloakroom 5'6 x 5'4 (1.68m x 1.63m)

Comprising: Low level WC and wash hand basin. Vinyl flooring. Chrome heated towel rail.

Lounge/Diner 19'7 x 11'0 (5.97m x 3.35m)



Two UPVC double glazed windows to front and side aspect. Feature electric fireplace. TV and telephone point. Radiator.

Kitchen 8'3 x 7'10 (2.51m x 2.39m)



Having a selection of fitted base and wall units with worktop over. Single bowl sink with drainer. High level electric fan assisted oven, four ring electric hob with extractor over. Integrated fridge/freezer and slim line dishwasher. Vinyl flooring. UPVC double glazed window to side aspect.

Bedroom One 19'0 x 9'2 (5.79m x 2.79m)



UPVC double glazed door overlooking front aspect with 'Juliet' balcony. TV point. Radiator. Door to: Walk-in wardrobe.

Walk-in Wardrobe 5'4 x 4'8 (1.63m x 1.42m)

Fitted out with shelving and clothes rail.

Bedroom Two 17'6 x 10'3 (5.33m x 3.12m)



UPVC double glazed window to front aspect. Built-in wardrobe with sliding mirrored doors. TV point. Radiator.

Service without compromise

Shower Room 7'5 x 6'2 (2.26m x 1.88m)



Comprising: Corner shower enclosure, low level WC and wash hand basin with vanity storage below. Feature wall tiling and vinyl flooring. Chrome heated towel rail.

Communal Facilities



The 'Tebbutt Lodge' development has superb and immaculate communal facilities including: Residents lounge, coffee bar, WIFI, guest suite for visitors and laundry facilities. All residents benefit from an on-site manager and 24 hour careline support.

Outside

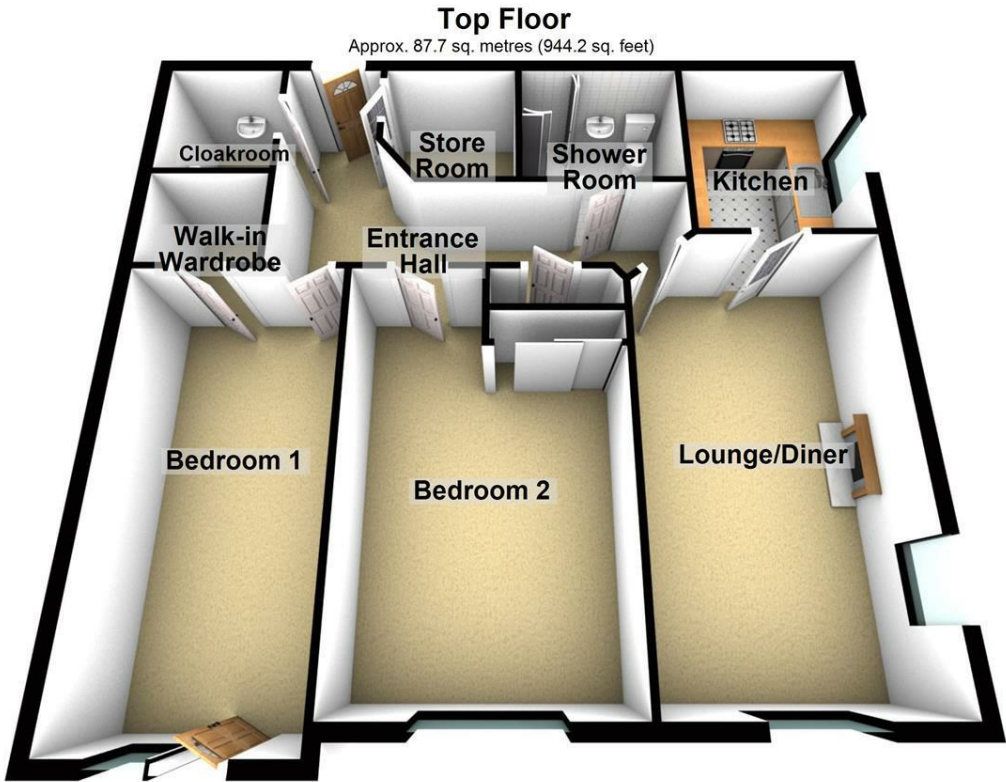


The complex enjoys wonderful and beautifully maintained gardens with expansive lawn, paved patio with seating and delightfully stocked beds and borders. There is on-site parking for residents.

Leasehold Details

Lease length remaining: 123 years. Ground Rent: £625.00 per annum, Service Charge to include: £4,587.16 per annum.

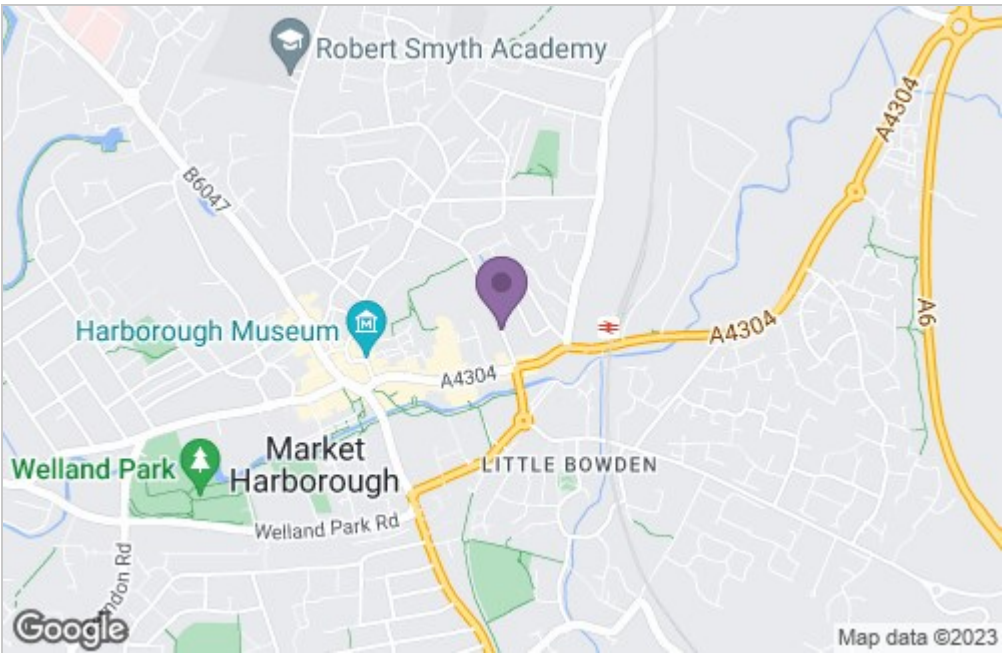
Floor Plan



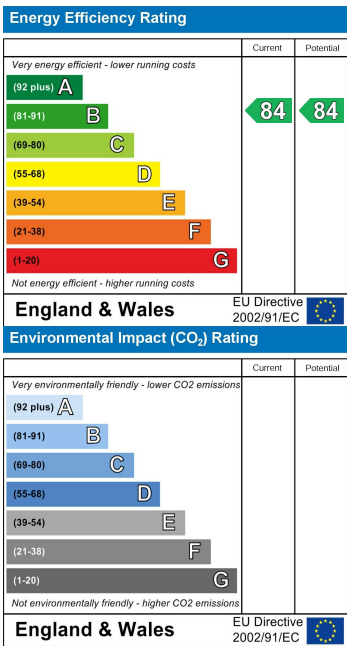
Total area: approx. 87.7 sq. metres (944.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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