

Asking Price £199,950 Leasehold

1 Bedroom, Apartment - Retirement

30, Tebbutt Lodge Clarence Street, Market Harborough, Leicestershire, LE16 7QH

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Churchill
Sales & Lettings
Retirement Property Specialists

Tebbutt Lodge

Tebbutt Lodge is an attractive development of 44 one and two-bedroom retirement apartments located in the heart of Market Harborough, Leicestershire. This charming market town is only a short walk away for banks, building societies, a Post Office, opticians and hairdressers. St Mary's Centre has a range of shops for retail therapy.

Market Harborough has plenty of regular bus services and the train station offers services to London, Birmingham and Nottingham.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Tebbutt Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Tebbutt Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom first floor apartment. The property is conveniently located near the lift and stairs and offers lovely views over the rear communal gardens.

The Living room offers ample space for living and dining room furniture. A French door opens to a Juliet balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window provides light and ventilation.

The Bedroom is a generous double room with a walk in wardrobe and plenty of space for additional bedroom furniture if required. A large window keeps this lovely bedroom bright and airy.

The Shower room offers a large curved shower with handrail, a WC and wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor retirement apartment
- Modern fitted kitchen with integrated appliances
- Juliet balcony with stunning garden views
- Owners' lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in
- Lodge Manager available 5 days a week







Key Information

Service Charge (Year ending 30th November 2027)
£3,479.18 per annum.

Ground rent £575 per annum. To be reviewed August 2030.

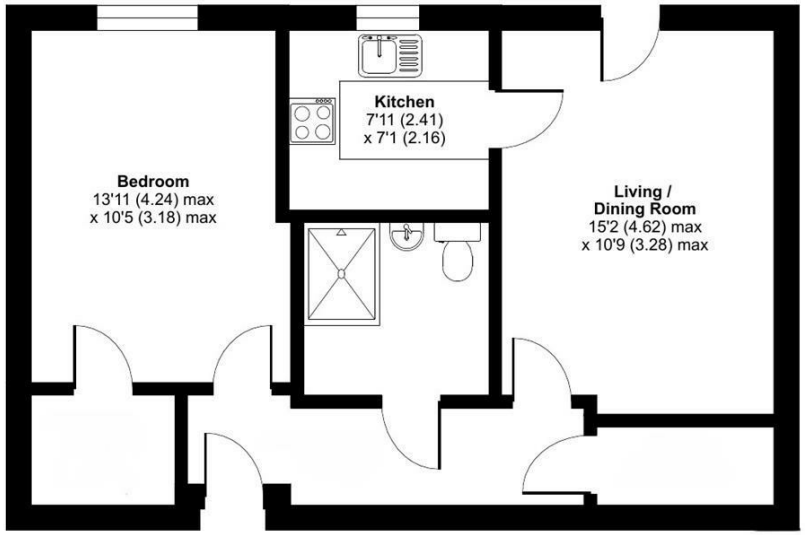
Council Tax Band B

999 year Lease commencing August 2020

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 550 sq ft / 51 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1442262

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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