



**Ground Floor**

Flat 5, Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guide



## Wetherby ~ 5 Tatterton Lodge, York Road, LS22 7AA

A splendid ground floor apartment occupying a corner position with lounge enjoying a dual aspect forming part of a popular retirement development of 55 one and two bedroom properties. Exclusively for the over 60's being conveniently located for easy access to town centre amenities. No onward chain.

- Light and spacious living room with dual aspect
- Fitted kitchen with integrated Zanussi appliances
- Double bedroom with fitted wardrobe
- Luxury shower room and separate cloakroom w.c.
- 24 hour-care line support system
- On-line lodge manager



**1 Recep**



**1 Beds**



**Shower room**

**£269,500** PRICE REGION FOR THE LEASEHOLD

### MISREPRESENTATION ACT

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WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along North Street turn right into York Road and Tatterton Lodge is on the left hand side.



THE PROPERTY

Tatterton Lodge is a modern development of one and two bedroom retirement apartments. Each apartment is self-contained and benefits from the use of the owners lounge and coffee bar. There is a lodge manager as well as a 24 hour emergency care-line assistance. This spacious ground floor apartment features a well proportioned lounge with dual aspect to the front of the development. The kitchen is well fitted with Zanussi appliances and there is a luxury shower room and double bedroom with fitted wardrobes. Benefiting from energy efficient heating system by means of a ground source heat pump, double glazing the accommodation in further detail comprises :-

PRIVATE ENTRANCE HALL

With airing cupboard with shelving and light, ceiling cornice, radiator leading to :-

SPACIOUS INNER HALL

With further storage cupboard.

CLOAKROOM

Low flush w.c., half pedestal wash basin, heated towel rail.

LOUNGE / DINER

21'6" x 13'5" (6.55m x 4.09m) Narrowing 11'2" (3.4m) A light and spacious dual aspect room including double glazed bay window and patio door. Ceiling cornice, radiator, T.V. and telephone points, fireplace with electric fire, space for dining table and chairs.



KITCHEN

7'8" x 7'1" (2.34m x 2.16m)



Well fitted with range of wall and base units including cupboards and drawers, worktops with tiled surrounds, double glazed window, LED ceiling lighting, integrated Zanussi appliances including oven, hob and hood, fridge and separate freezer, washer/dryer, Dimplex heater.

DOUBLE BEDROOM

15'5" x 9'2" (4.7m x 2.79m) Including double wardrobes with sliding floor to ceiling mirrored doors, radiator, double glazed window.



SHOWER ROOM

Tiled walls and three piece white suite comprising shower cubicle, low flush w.c., wash hand basin, medicine cabinet, heated towel rail, extractor fan.

TO THE OUTSIDE

The property has immediate access to the garden from the patio door in the lounge. There is use of communal landscaped gardens and parking is available.



COUNCIL TAX

Band C (from internet enquiry).

TENURE

Leasehold. The property is managed by Millstream Management Services Ltd who will be responsible for collecting a management charge which includes ground rent and a service charge covering all exterior, maintenance and redecoration and upkeep of communal areas, window cleaning and garden maintenance, together with service of full time lodge manager, 24 hour care-line monitoring, heating, water and cleaning of the owners lounge and more. Service charge payable six months in advance. Charges for the current financial year are £2234.06 and ground rent £575 per annum.

The lease is for the remainder of 125 years from 2016.

AGENTS NOTES

The contents of the apartment are available by separate negotiation.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/ furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		