

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 £3344.21 and ground rent £625 per annum. The lease is for the remainder of a 125 years from December 2016.



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.

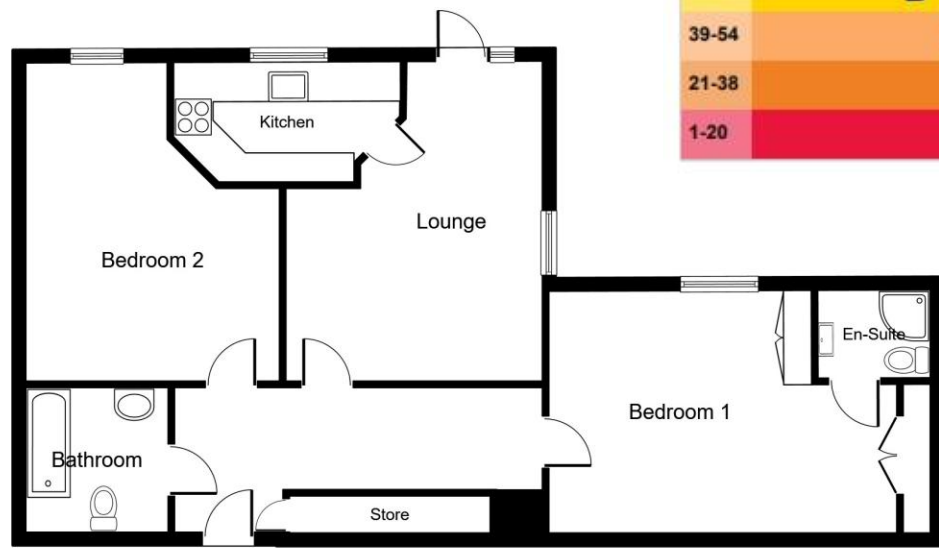
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared October 2021

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



Floor plan

3 Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-




1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Wetherby ~ 3 Tatterton Lodge, York Road, LS22 7AA

A spacious and newly decorated two double bedroom ground floor apartment benefiting from modern bathroom along with en-suite shower facility to the master bedroom. Forming part of a popular retirement development exclusively for the over 60's being conveniently located for easy access to town centre amenities. No onward chain.

- Two double bedrooms
- Ground floor apartment
- Living room with direct access to communal gardens
- House bathroom along with en-suite to master bedroom
- 24 hour care line support system
- Available with the benefit of no onward chain
- Professionally decorated throughout

 **1 Recep**
 **2 Beds**
 **1 Bath**
 **En-suite**

£359,950 PRICE REGION FOR THE LEASEHOLD



CHARTERED SURVEYORS
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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 2 bedroom ground floor apartment features a well proportioned lounge with access out to communal gardens. The kitchen is well fitted with Zanussi appliances and there is a modern bathroom and en-suite to master 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

Tastefully decorated with dado rail and decorative ceiling cornice, wall mounted thermostat along with Care-Tec communication system, radiator. Generous airing cupboard with fitted shelves.

HOUSE BATHROOM

An attractive Rocca suite comprising vanity wash basin with wall mounted medicine cabinet above along with LED lighting, inset mirror and double shaver socket, modern vanity wash basin with cupboards beneath, panelled bath with shower above and shower screen, attractive wall tiles, low flush w.c., with concealed cistern, chrome ladder effect heated towel rail above, extractor fan.



LIVING ROOM

19'4" x 10'5" (5.9m x 3.2m) Narrowing to 6'6" (2m) With fireplace and electric fire, radiator on opposing wall, T.V. aerial, telephone point, decorative ceiling cornice along with double glazed UPVC windows and double glazed patio door leading out onto small patio area and communal gardens beyond.



KITCHEN

7'10" x 7'6" (2.4m x 2.3m) to widest part A modern fitted kitchen comprising a range of gloss wall and base units, cupboards and drawers, laminate work tops with inset sink unit, tiled splashback and matching window sill, double glazed UPVC windows to the front of the development overlooking communal well-tended gardens. Integrated appliances include oven along with Zanussi ceramic hob with extractor hood above, integrated fridge and freezer, automatic washing machine, LED ceiling spotlights, pelmet downlighting, extractor fan and Dimplex electric wall heater.



BEDROOM ONE

20'8" x 10'5" (6.3m x 3.2m) Narrowing to 1'5" (0.43m) A generous double bedroom with built in double wardrobes with fitted clothes rack and shelving within set behind mirrored sliding doors. Double glazed uPVC window to front elevation with radiator beneath, decorative ceiling cornice, further storage cupboard with hanging rail and shelves within.



EN-SUITE SHOWER

En-suite comprising low flush w.c., with concealed cistern,

vanity wash basin with cupboards beneath, wall mounted medicine cabinet with inset mirror, LED lighting and double shaver socket, large walk-in shower cubicle with wall mounted shower fittings, chrome ladder effect heated towel rail, tiled walls, extractor fan.



BEDROOM TWO

15'8" x 9'2" (4.8m x 2.8 m) Narrowing to 1'6" (0.46m) A further double bedroom currently presented as a home office with a bank of fitted furniture to one side comprising double wardrobe, glass display cabinet, worktop with cupboard and drawers beneath. Double glazed UPVC windows to front elevation, radiator, decorative ceiling cornice.



TO THE OUTSIDE

The property has immediate access to a communal front garden from the patio doors in the lounge. There is use of the communal landscaped gardens along with unallocated parking available.

COUNCIL TAX

Band D (from internet enquiry).