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Asking Price £350,000 Leasehold

2 Bedroom, Apartment - Retirement

2, Tebbutt Lodge Clarence Street, Market Harborough, Leicestershire, LE16 7NE

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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 of 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.





# Property Overview

## **\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Welcome to Tebbutt Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property offers spacious accommodation and is presented in fantastic order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A French door opens to a private patio area and provides 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, washer/dryer, a fridge and freezer. A window provides light and ventilation.

Bedroom One is a generous double room with a useful walk-in wardrobe. There is plenty of space for additional bedroom furniture if required and a large window keeps this lovely bedroom bright and light. An ensuite offers a WC, heated towel rail and wash hand basin.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room is currently being used as a separate Dining area and could also be used as a Study or Hobby room.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with cabinet storage above.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Tebbutt Lodge!



# Features

- Two bedroom ground floor apartment with patio
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 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
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.





# Key Information

Service Charge (Year ending 30th November 2025) £4,837.55 per annum.

Ground rent £625 per annum. To be reviewed August 2030.

Council Tax Band B

999 year Lease commencing August 2020

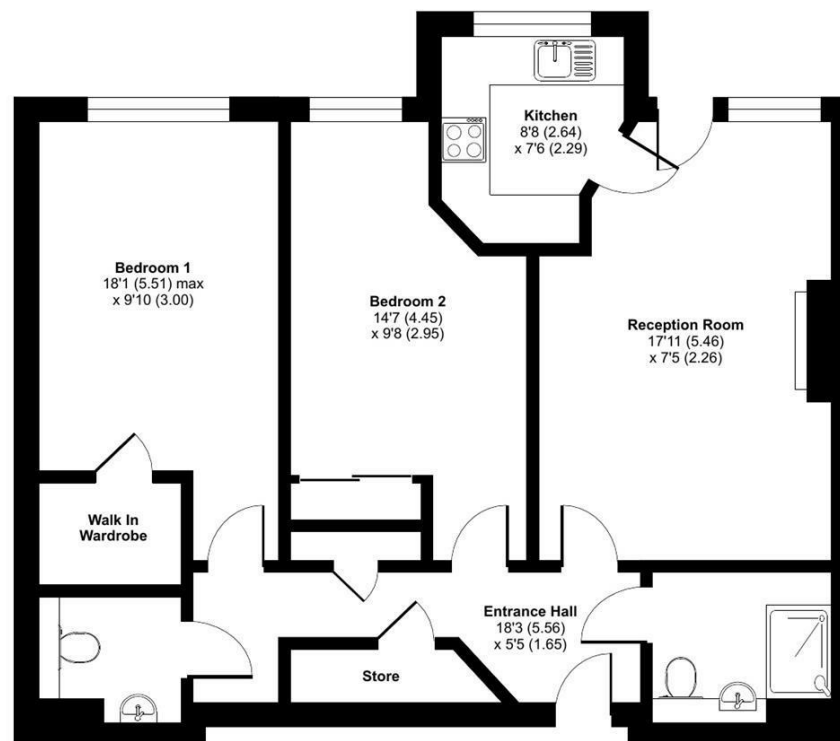
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

Approximate Area = 806 sq ft / 74.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Churchill Sales & Lettings Limited. REF: 1251750

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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