



COUNCIL TAX

Band C (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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 December 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 ~ Apartment 6, Tatterton Lodge, York Road, LS22 7AA

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

- Former show apartment to the development
- Ground floor position facing onto Deighton Road
- Generous room sizes and good storage space
- 2 double bedrooms one with en suite
- 32 ft living room and breakfast kitchen with integrated appliances
- Central heating and double-glazed windows
- Residents lounge and coffee bar, communal gardens and parking
- House manager and 24 hour care line support

£365,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Tatterton Lodge is a modern development of one- and two-bedroom retirement apartments. Each apartment is self-contained and benefits from the use of a communal lounge and coffee bar. There is a lodge manager as well as a 24-hour emergency care-line assistance. This spacious, former show flat, is well situated fronting onto Deighton Road with direct access to the outside gardens. Benefiting from energy efficient heating system by means of a ground source heat pump, double glazing the accommodation in further comprises;

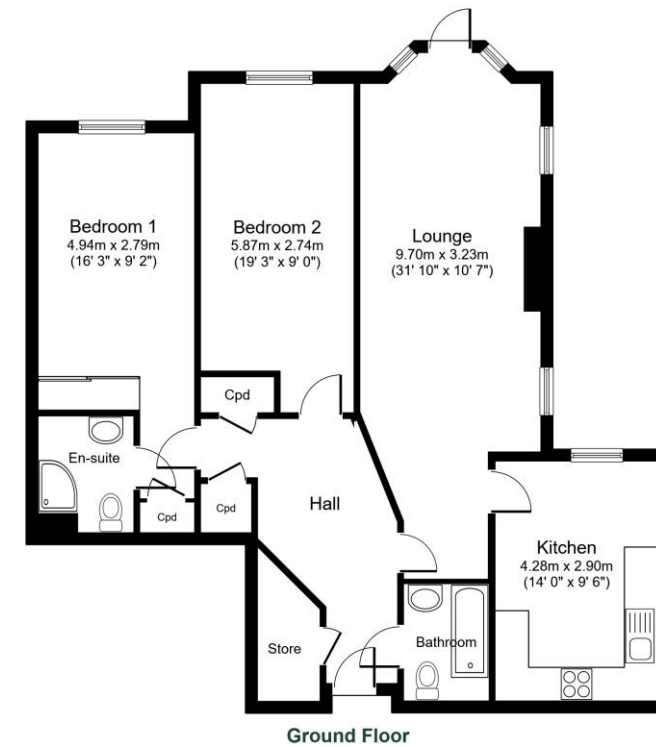
A private hallway with plenty of cupboards and storage areas, leading to a spacious and light living room with windows to two sides including French window opening onto a small patio area and communal gardens.

The kitchen is well equipped with a range of wall and base cupboards, work tops and tiled surrounds. Integrated appliances including automatic washer, fridge and freezer, cooker and hob are staying, and there is space for a small table and chairs.

The principal bedroom has a fitted double wardrobe and a second built in cupboard as well and fully tiled en-suite shower room. The second bedroom is also of good size with a fully tiled bathroom completing the accommodation.

To the outside there are landscaped communal gardens and parking is available.

The property is Leasehold and 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 £4624.06 and ground rent £*883.86 per annum. The lease is for the remainder of a 125 years from December 2016.



NOT TO SCALE For layout guidance only

