



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		



Wetherby ~ 12 Tatterton Lodge, York Road, LS22 7AA

A most attractive one-bedroom ground floor apartment forming part of this very popular retirement development conveniently located for ease of access to town centre amenities, built exclusively for the over 60's. Available with the benefit of no onward chain.

- Beautifully presented one double bedroom ground floor apartment
- Fitted kitchen with Zanussi appliances
- Spacious living room with patio door to communal gardens
- Modern shower room
- Lodge manager as well as 24-hour care line support system
- Fully furnished owners lounge with coffee bar

£210,000 PRICE REGION FOR THE LEASEHOLD



1 Recep



1 Bed



1 Shower

MISREPRESENTATION ACT

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

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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 newly completed development of one and two bedroom retirement properties, 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 assistant. Tatterton Lodge benefits from air source heating which is included within the service charge.



ENTRANCE HALL

With intercom and emergency care contact system, decorative ceiling cornice, dado rail, walk-in storage cupboard with fitted shelves.

LIVING ROOM

22' 11" x 10' 3" (7m x 3.14m) narrowing to 8' 10" (2.7m)
With attractive stone fireplace, electric modern fire, T.V. aerial, T.V. point, electric heater, decorative ceiling cornice, double glazed patio door leading out to a most attractive residents garden with UPVC window to side.



FITTED KITCHEN

Comprising a range of modern gloss wall and base units, cupboards and drawers, laminate block work surfaces with tiled splashback and window sill, inset stainless steel sink unit, four ring hob with extractor hood above. Integrated Zanussi cooker, integrated automatic washing machine, undercounter fridge and freezer, wood effect laminate floor covering. Wall mounted electric heater, extractor fan, LED ceiling spotlights, double glazed UPVC window to rear overlooking communal gardens.



DOUBLE BEDROOM

15' 8" x 9' 6" (4.8m x 2.9m) Narrowing to 5' 3" (1.62m)
With double glazed UPVC window to rear, electric radiator, T.V. aerial, decorative ceiling cornice, telephone point, double wardrobes with sliding mirror doors.



SHOWER ROOM

A modern suite comprising low flush w.c. concealed cistern, vanity wash basin with cupboard beneath, wall mounted medicine cabinet with LED lit mirror, shelves and double shaver socket, chrome ladder effect heated towel rail, attractive tiles and non-slip floor covering, walk-in shower cubicle with thermostatic control bar, extractor fan, ceiling light.



TO THE OUTSIDE

The property enjoys a popular position within this development having ground floor accommodation with direct access out onto landscaped communal gardens to rear boasting a variety of plants, shrubs, fruit trees and generous patio area.



Visitor parking available.

TENURE

Leasehold. The remainder of a 125 year lease from and including 2016. (121 years remaining) The property is managed by Millstream Management Services Ltd who will be responsible for collecting the management charge which includes ground rent and service charge covering all exterior maintenance and redecoration and upkeep of common areas. Window cleaning and garden maintenance together with services of a full time lodge manager, 24 hour care-line monitoring, heating, water and cleaning of the owners lounge and more. The current annual service charge is (TBC) paid half yearly in advance. The annual ground rent is (TBC) paid half yearly in advance.

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