Asking Price £190,000 Leasehold

1 Bedroom, Apartment - Retirement

38, Tatterton Lodge York Road, Wetherby, West Yorkshire, LS22 7AA

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Tatterton Lodge

Tatterton Lodge is a delightful development of 55 one and two bedroom apartments located in the charming historic town of Wetherby, centrally located between Leeds, York and Harrogate.

Wetherby's rich heritage owes much to its location being a half way staging post between London and Edinburgh on the old Great North Road, which used to run directly through the town; many of the coaching Inns established during that time are still there to enjoy today. Having been granted a Royal Charter in 1240, the town has always been a popular place to live and visit. The 13th century medieval bridge remains a prominent feature of the town and there are many delightful riverside walks and the Turner Trail to enjoy a stroll.

Nestling in the heart of Yorkshire's Golden Triangle of Leeds, York and Harrogate, Wetherby is ideally located for trips to these major cities to visit the shops and explore the many visitor attractions or enjoy days out to the Yorkshire Dales, the North Yorkshire Moors and the East coast. Wetherby racecourse, Harewood House and the delightful parks of Stockeld and Roundhay are nearby and the town centre has various shops, restaurants and eateries.

Wetherby is well served by regular public bus services with bus stops ideally located just outside Tatterton Lodge; in addition the main bus station is located in the market place. The town is also within easy reach of major road networks and served by Leeds Railway Station and Leeds Bradford International Airport catering for a variety of journeys.

Tatterton Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging events such as movie nights to strawberry and cream afternoons, board games, music evenings, fitness classes and birthday celebrations.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Tatterton Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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.

Tatterton 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.

Tatterton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Situated in the fantastic development of Tatterton Lodge is this delightful one bedroom apartment. The property is presented in fantastic order throughout and boasts lovely garden views.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A window provides lots of natural light.

The Kitchen 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, washer/dryer, fridge and freezer.

The Bedroom is a generous double room with a built-in mirrored wardrobe. A large window keeps this fantastic bedroom bright and light.

The Shower Room offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Tatterton Lodge!

Features

- One bedroom second floor apartment with garden views
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners private car parking
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager
- Landscaped gardens

Key Information

Service Charge (Year Ending 31st May 2027): £3,280.96 per annum.

Ground Rent: £812.24 per annum. To be reviewed December 2030.

Council Tax Band C

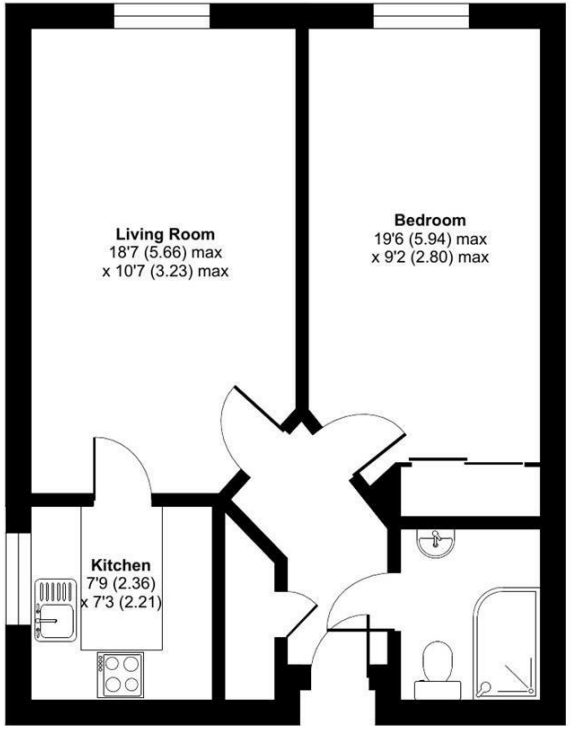
125 year Lease commencing 2016

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, ground source heating, communal cleaning, apartment heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1330077

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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