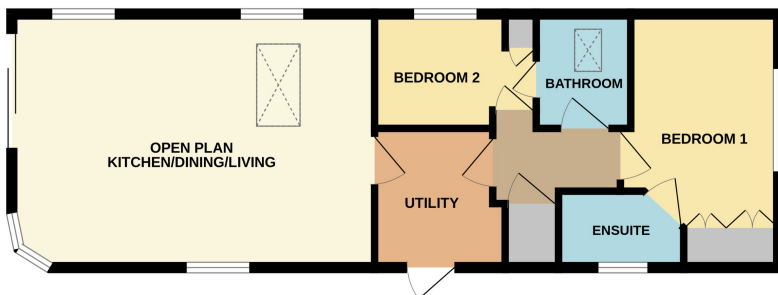




**10 Main Bank, TALLINGTON LAKES, Tallington PE9 4RJ**

**£90,000**



**\*\*\* ATLAS SHERWOOD LODGE \*\*\*** This modern two bedroom lodge is set within the highly sought after Tallington Lakes park and offers stylish, contemporary living. Just over a year old, the property features an open plan kitchen, dining and living area with integrated appliances and air conditioning, alongside a useful utility room. Both double bedrooms benefit from en-suite facilities, with the principal bedroom also enjoying air conditioning. The lodge is offered with a lease expiring in 2044. Council Tax Band A / EPC Energy Rating Not Required.



### UTILITY

UPVC front door with frosted window pane. Fitted with eye level and base unit with worktop over. Integrated washing machine, extractor fan, built-in shoe and coat storage, and radiator.

### OPEN PLAN KITCHEN/DINING/LIVING

5.82m x 4.06m (19' 1" x 13' 4") (Approx)

### KITCHEN / DINING

Fitted with a range of eye level and base units with worktops over. Melamine sink with inset drainer and mixer tap over. Integrated fridge/freezer, eye level oven, microwave, wine cooler and full size dishwasher. Gas hob with extractor hood over. UPVC window and skylight.

### LIVING

Four UPVC windows and UPVC sliding doors to decking. Built-in storage bench, electric fireplace, modern vertical radiator and air conditioning unit.

### HALL

Storage cupboard.

### BEDROOM ONE

3.43m not including wardrobes x 2.54m max (11' 3" x 8' 4") (Approx) Built-in wardrobes, radiator and UPVC window.

### EN-SUITE

Fitted with a three piece suite comprising shower, pedestal wash hand basin and low level WC. UPVC window, heated towel rail and extractor fan.

### BEDROOM TWO

2.59m x 2.53m (8' 6" x 8' 4") (Approx) UPVC window, built-in wardrobe and radiator.

### JACK AND JILL BATHROOM

Fitted with a three piece suite comprising bath with shower over and glass screen, vanity wash hand basin and low level WC. Heated towel rail, skylight and extractor fan.

### FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

### AGENT NOTE

Annual plot fee from 1st April 2025 to 31st March 2026 £3,074.61. Sewage £607.94, water rates £424.36, electricity standing charge £81.84, insurance admin fee £31.49.

Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking, if it needs replacing.

