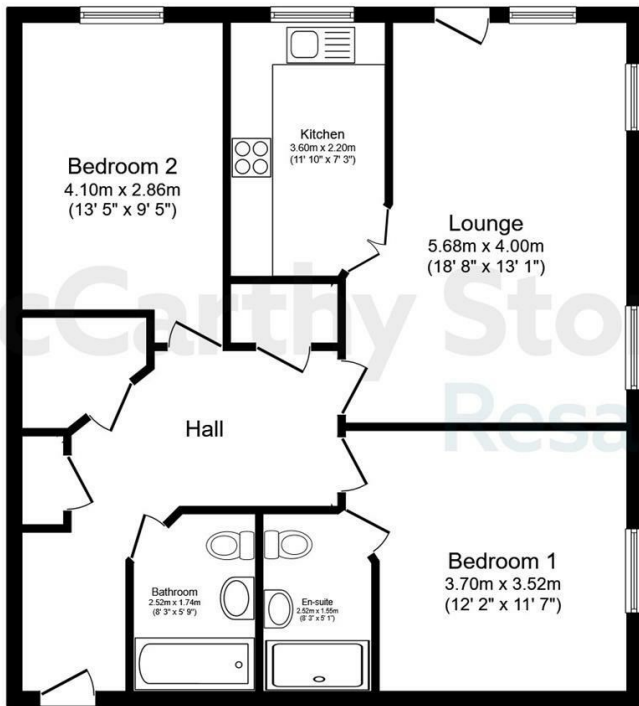


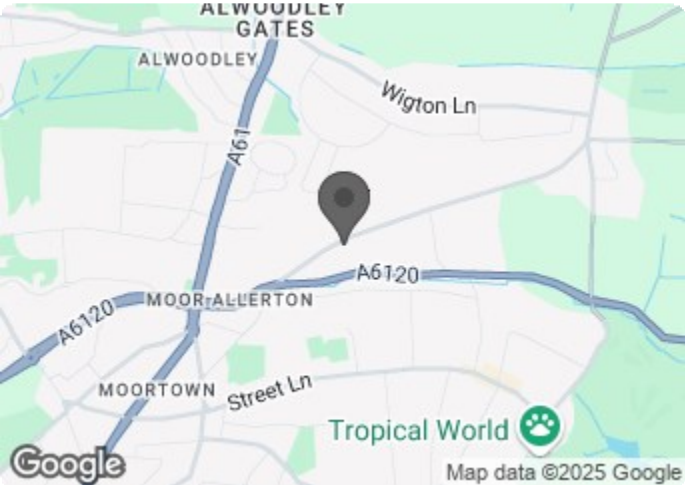
18 Thackrah Court

Squirrel Way, Leeds, LS17 8FQ



Total floor area 81.4 sq.m. (876 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 84 |
| (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 | |

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Asking price £265,000 Leasehold

A beautifully bright and spacious two bedroom, two bathroom retirement apartment. This apartment is close to reception and benefits from French doors leading onto a PEACEFUL PATIO overlooking the communal grounds and playing fields. Washing machine and dishwasher included in sale. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

Squirrel Way, Shadwell, Leeds

Summary

Thackrah Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 60 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm with call points in the bathrooms.

The apartment features a fully fitted kitchen, living/dining room and 2 bedrooms, one with an en-suite shower room and a separate bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Thackrah Court is situated in Shadwell a small but affluent village in north east Leeds, West Yorkshire. The village retains much of its former characteristics with local shops, library, dentist, newsagent and post office situated in the village. There are more shopping facilities within 1 mile of Thackrah Court in Moortown, which includes banks, a newsagent, bakers, pharmacist and a Marks & Spencers Food Hall. It is a condition of purchase that all residents must meet the age requirements of 70 years.

Apartment Overview

One of the main selling features of apartment 18 is it's location in the building. It is situated right next to reception at the entrance on the ground floor, next to the dining room, close to one of the communal lounges.

Entrance Hall

Front door with spy hole leads to the large entrance hall, where the 24-hour Tunstall emergency response pull cord system is situated. From the hallway there are doors to 3 large storage cupboards, including a walk-in airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.



Lounge/Diner

A modern and spacious living/dining room benefitting from French double glazed doors, leading to a beautifully presented patio area. TV and telephone points. Fitted carpet, raised electric power sockets, ceiling lights. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. A Beko washing machine and Bosch dishwasher are included in the sale.

Bedroom One

This bedroom benefits from large double glazed windows that allows the sunlight to fill the room. Modern built in wardrobes with plenty of hanging and storage space. Ceiling lights, TV and phone point.

En-suite Bathroom

Fully tiled and fitted with suite comprising of a walk in shower. WC, vanity unit with sink and mirror above.

Bedroom Two

Spacious second bedroom, that could even be used as an office or hobby room. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a low level bath with a shower above, WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal



2 bed | £265,000

- areas
- 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance

The service charge is £11,996.64 for financial year ending 30/09/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking - subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent review: 1st Jan 2030

