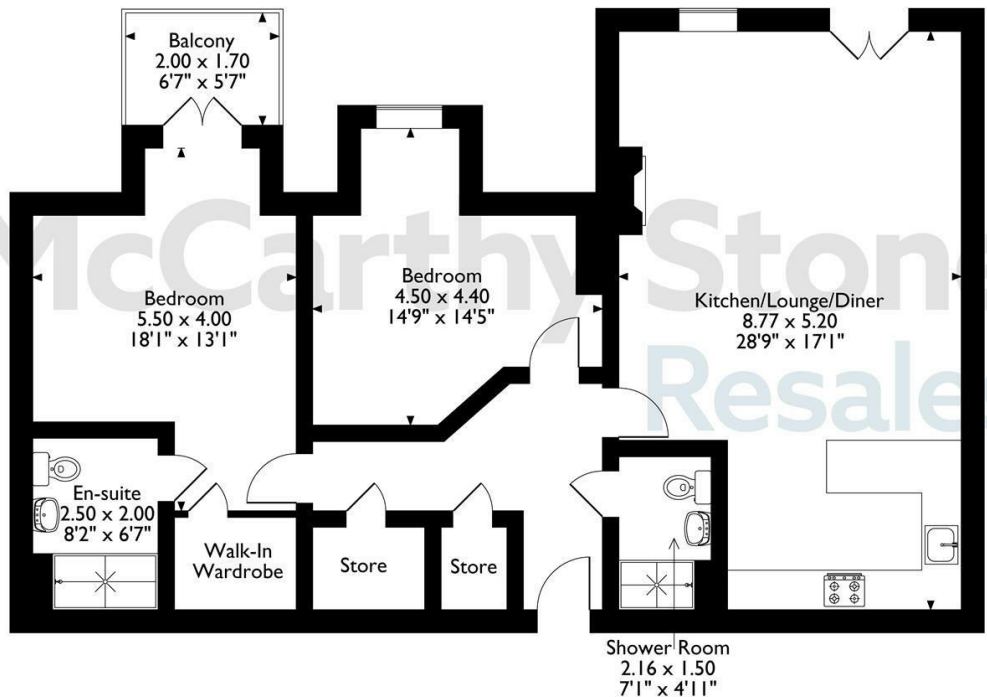
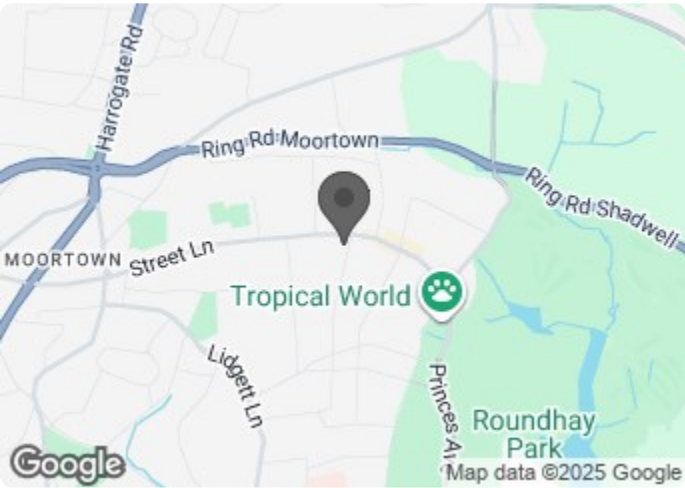


Devonshire Grange, Flat 28, Devonshire Avenue, Leeds
Approximate Gross Internal Area
103 Sq M/1109 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

28 Devonshire Grange

Devonshire Avenue, Leeds, LS8 1AN



Asking price £425,000 Leasehold

A SPACIOUS two bedroom, TWO BATHROOM, open plan SECOND FLOOR retirement apartment with two balconies. A large one from the bedroom and a Juliet in the living room with a balcony overlooking the communal grounds.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

Devonshire Grange, Devonshire Avenue, Roundhay, Leeds, LS8 1AN

Devonshire Grange

Devonshire Grange was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 one and two-bedroom retirement apartments for the over 60's.

You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local Area

A cosmopolitan and highly sought after district of Leeds, Roundhay is ideally located just over 3 miles from the city centre. With stunning Victorian architecture and an excellent selection of bars, restaurants, pubs and independent shops, it is clear to see why Roundhay is such a popular place to live.

A range of amenities can be found close by the development on bustling Street Lane, including a Coop, a Sainsbury's Local, a Starbucks, a butchers and a range of high-end shops. There are also a number of eateries including the famous Flying Pizza restaurant.

There is a Tesco supermarket in nearby Oakwood, which can be reached easily by car or bus. There is also a Marks & Spencer Simply Food a short drive away at nearby Moortown.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard with fuse box and electricity meter and a door to a laundry cupboard with a washer/dryer shelving for storage and

the air circulation Ventaxia unit. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located are in the hall. Doors lead to the lounge, bedrooms and shower room.

Lounge

A spacious open plan lounge with plenty of room for dining, double glazed window and a opening doors that lead to a Juliet balcony overlooking the rear gardens. There is a feature electric fire with surround which acts as an attractive focal point and there is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

Kitchen

Fully tiled and fitted kitchen which has recently been updated, a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer. Built-in oven and microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Double bedroom with double- glazed doors that open onto a spacious balcony overlooking the communal grounds. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Separate doors lead to a walk-in wardrobe, housing shelving and hanging rails, and the en-suite bathroom.

En-suite Shower room

Fully tiled and fitted with modern suite comprising of a double shower with hand rails and glass shower screen. WC, vanity unit with sink and illuminated mirror above, heated towel rail, second vanity cabinet and emergency pull cord for assistance.

Bedroom Two

Generous second bedroom which can be used flexibly as a bedroom, dining, study or a snug. Ceiling light, fitted carpets and raised electric power sockets.

Shower Room

Fully tiled and fitted with modern suite comprising of a shower cubicle with glass screen, adjustable shower head over and hand rails. WC, vanity unit with sink and illuminated mirror above, second vanity unit heated towel rail and emergency pull cord.

2 bed | £425,000

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal 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 £4,115.08 until the end of the financial year of 30/06/2026 . The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 999 years from 1st Jan 2017

Ground rent: £495 per annum

Ground rent review: 1st Jan 2032

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

