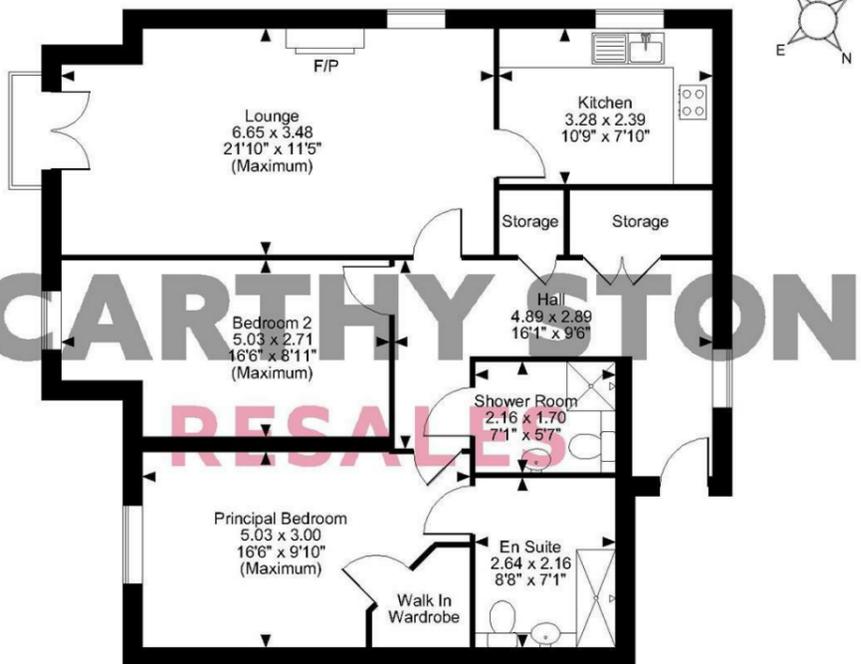


Devonshire Grange, Devonshire Avenue, Leeds
 Approximate Gross Internal Area
 918 Sq Ft/85 Sq M

McCARTHY STONE
RESALES



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
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McCARTHY STONE
RESALES

27 DEVONSHIRE GRANGE,
 DEVONSHIRE AVENUE, LEEDS, LS8 1AN



A WELL-PRESENTED and SPACIOUS, two bedroom, TWO SHOWER ROOM, SOUTH FACING apartment with JULIET BALCONY on the SECOND FLOOR of a McCARTHY STONE Retirement Living Development, just 150 yards to LOCAL SHOPS and BUS STOPS. With a PREMIUM PARKING SPACE and enjoying BEAUTIFUL VIEWS and sunsets over Leeds.

ASKING PRICE £359,900 LEASEHOLD

For further details, please call **0345 556 4106**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

DEVONSHIRE GRANGE, DEVONSHIRE

2 BED | £359,900

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, along with 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 and a Marks & Spencer Simply Food is a short drive away at nearby Moortown.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall with illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour emergency response pull cord system. There are two storage cupboards, one of which acts as a utility room and has plumbing for a washer/dryer. Doors lead to the lounge, bedrooms and shower room.

LIVING ROOM

A wonderfully bright, double aspect, facing living room with an

easterly facing Juliet balcony and an additional south facing, full length side window, making the most of the views across Leeds and enjoys stunning sunsets. There is an electric fire with marble effect surround which acts as an attractive focal point along with ample space for dining. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

A partially glazed door leads into the kitchen.

KITCHEN

A generously sized kitchen with space for a breakfast table, if required. Fully fitted white gloss wall and base level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and double glazed window above, which overlooks the development gardens and far reaching views across Leeds.

Appliances include a built-in oven and microwave, ceramic hob with extractor hood and integrated fridge and freezer.

Finished with tiled flooring, under pelmet lighting and central ceiling spotlights.

BEDROOM ONE

Double bedroom with an easterly facing floor to ceiling window overlooking the attractive tree-lined Devonshire Avenue. Central 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 shower room.

EN-SUITE SHOWER ROOM

Good size en-suite fitted with a double width shower tray with glass shower screen, handheld showerhead and rainfall showerhead over and handrails. WC with concealed cistern into a vanity unit with wash basin and illuminated mirror above. Partially tiled walls, tiled flooring, an electric heated towel rail and emergency pull cord for assistance.

BEDROOM TWO

Generous second bedroom which can be used for dining or a study with a window with views of Devonshire Avenue. Central ceiling light, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fitted with a shower cubicle with glass screen, handrail, handheld shower head and rainfall showerhead over. WC with concealed cistern; vanity unit with wash basin and illuminated mirror above. Partially tiled walls, tiled flooring, heated towel rail and emergency pull cord.

SERVICE CHARGE BREAKDOWN

- House Manager
- 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 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.

LEASEHOLD INFORMATION

999 years from 2017

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

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

