McCarthy & Stone
RESALES

8 Devonshire Grange, Devonshire Avenue, Leeds, LS8 1AN
Asking price £330,000 Leasehold

For further details
please call 0345 556 4104

# 8 Devonshire Grange, Devonshire Avenue, Leeds, LS8 1AN

A SPACIOUS two bedroom, TWO BATHROOM, GROUND FLOOR, CORNER apartment with the sole use of a PATIO off the living room and the benefit of a CAR PARKING SPACE, situated within a SOUGHT-AFTER McCARTHY STONE Retirement development close to local SHOPS and AMENITIES.

## 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 60s.
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 laundry, homeowners lounge with kitchen facilities and other communal areas.
The wonderful Homeowners' lounge provides a great space to socialise with friends, neighbours and family and is the hub for development activities, organised by both the house manager and residents. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## 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 post office, 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 letterbox and spy hole leads to the large entrance hall with illuminated light switches, a smoke detector, the apartment security door entry system with intercom and the 24-hour emergency response pull cord system. There are two storage cupboards; one is a large, walk-in storage/airing cupboard housing the hot water system and Vent-Axia air circulation system and the other is a smaller cupboard for coats and shoes.
Doors lead to the lounge, bedrooms and shower room.

## Living room

A spacious, dual aspect living room with the benefit of a patio door giving access to a patio area, with enough space for a table and chairs, and small garden area, which gives the feel of a private garden. There are TV and telephone points, a central ceiling light, fitted carpets and raised electric power points.
A partially glazed door leads into the kitchen.

## Kitchen

A moderrn fitted kitchen with a range of white, high gloss wall and base level units and drawers with a complimenting roll top work surface over. Stainless steel sink and drainer unit with mono lever tap, sits beneath a double glazed window above overlooking the side of the development. Appliances include a raised level oven, ceramic hob with extractor hood over, microwave and integrated fridge and freezer. With tiled flooring, glass splash back to the hob and under pelmet lighting.

## Bedroom One

Double bedroom with floor to ceiling window to the front of the development and walk-in wardrobe housing shelving and hanging rails. Central ceiling light, TV phone point, fitted carpets and raised electric power sockets.
Door leading to the en-suite.

## En-suite

Fully tiled and fitted with modern suite comprising of a double walk-in shower with glass shower screen, handheld showerhead and large rainfall showerhead, hand rail, WC, vanity unit with sink and illuminated mirror above, heated towel rail and emergency pull cord for assistance.

## Bedroom Two

A good size second bedroom, with full length window overlooking the front of the development, which could also be used as a dining room or study. Central ceiling light, fitted carpets and raised electric power points.

## Shower Room

Partially tiled and fitted with modern suite comprising of a shower cubicle with glass shower screen, WC, vanity unit with wash basin and illuminated mirror above, heated towel rail and emergency pull cord for assistance.

## Service Charge

- 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

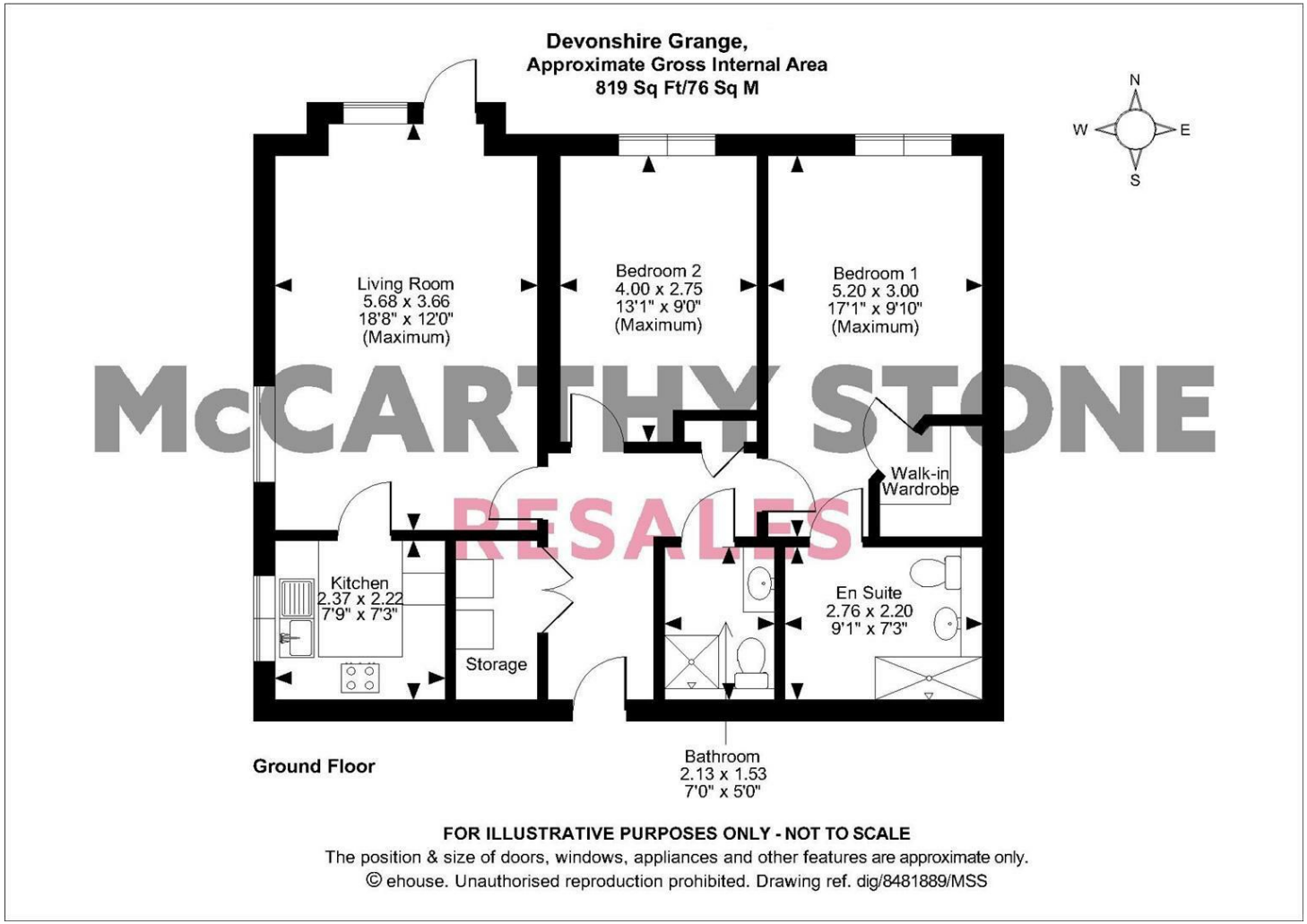
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

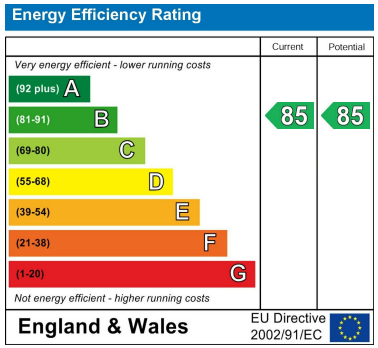
## Leasehold Information

Lease length: 999 years from 2017
Ground rent: £495 per annum
Managed by: McCarthy Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Car Parking

This apartment comes with an allocated car parking space






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)**

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## Please contact us if you require a larger print version

**For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk**



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