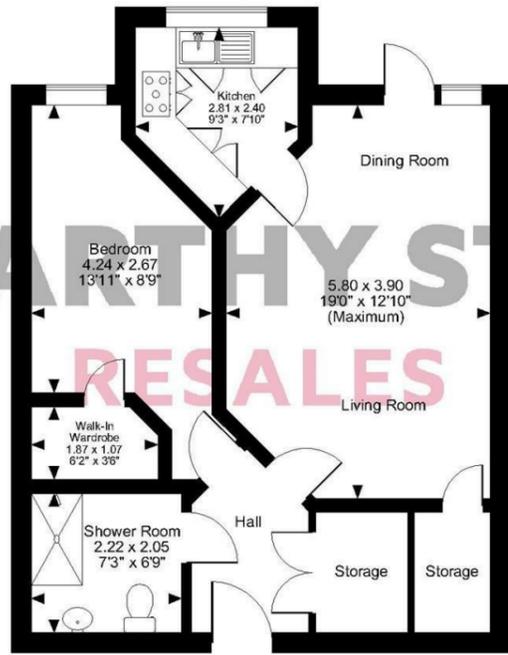
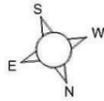


Devonshire Grange, Devonshire Avenue, Leeds  
 Approximate Gross Internal Area  
 597 Sq Ft/56 Sq M



Ground 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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# McCARTHY STONE RESALES

## 3 DEVONSHIRE GRANGE, DEVONSHIRE AVENUE, LEEDS, LS8 1AN



### COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



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**\*\*PARKING SPACE INCLUDED\*\*** A WELL-PRESENTED, SOUTH FACING one bedroom apartment with PATIO overlooking the COMMUNAL GARDENS of a popular McCarthy Stone Retirement Living development just 150 yards to LOCAL SHOPS and BUS STOPS.

## ASKING PRICE £289,000 LEASEHOLD

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

# DEVONSHIRE GRANGE, DEVONSHIRE AVENUE, ROUNDHAY, LEEDS

1 BED | £289,000

## DEVONSHIRE GRANGE

Devonshire Grange was purpose built by McCarthy & Stone 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.

The Homeowners' lounge provides a great space to socialise with friends and family. 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).

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 post office, a butchers and a range of high-end shops. There are also a number of restaurants 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 and letterbox. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency response pull cord system.

Walk-in storage/airing cupboard housing the washer/dryer.

Doors lead to the lounge, bedroom and bathroom.

## LOUNGE

A spacious, south facing lounge with the benefit of a patio, with space for table and chairs, overlooking communal gardens.

Ample space for dining and a feature electric fire with surround which acts as an attractive focal point.

Door to a large, fully shelved storage cupboard.

TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

Partially glazed door leads to the separate kitchen.

## KITCHEN

Fully fitted with a range of modern, high gloss low and eye level units and drawers with a roll top work surface.

Corian type sink with mono lever tap, drainer sits beneath a window overlooking the communal gardens.

Built-in oven, microwave, ceramic hob with extractor hood and fitted integrated fridge and freezer.

Under-pelmet lighting, central ceiling light and tiled flooring.

## BEDROOM

South facing Double bedroom overlooking communal gardens.

Walk-in wardrobe housing shelving and hanging rails.

Central ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## SHOWER ROOM

Partially tiled walls and tiled flooring.

Fitted with a double walk-in shower with an anti-slip base, handrail, glass screen, rainfall showerhead and handheld showerhead; WC, vanity unit with wash basin.

Illuminated mirror, heated towel rail, handrails and an 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.

Service charge: £2,117.72 pa (for financial year ending 07/22)

## CAR PARKING

An allocated parking space is included in the sale of the apartment. Please check with the House Manager for the exact space.

## ADDITIONAL INFORMATION

Leasehold. Lease length: 999 years from 2017

Ground rent: £425 per annum

Ground rent review date: Jan 2032

Managed by: McCarthy Stone Management Services

Council Tax: Leeds, Band B

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

