McCarthy & Stone
RESALES

34 Thackrah Court, Squirrel Way, Leeds, LS17 8FQ
Asking price £190,000 LEASEHOLD

For further details
please call 0345 556 4104

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A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT WITH JULIET BALCONY, SITUATED WITHIN A DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT

Summary

Thackrah Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.
The development consists of 60 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.
Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.
Thackrah Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area

Thackrah Court is situated in Shadwell a small but affluent village, suburb and civil parish in north east Leeds, West Yorkshire. The village retains much of its former characteristics; the library, baker, local shopping, dentist, Newsagent and post office are situated in the village centre. There are more shopping facilities within 1 mile of Thackrah Court, along Harrogate Road in Moortown which includes banks, a Newsagent, pharmacist and a Marks & Spencers Food Hall Supermarket.

Entrance Hall

Front door with spy hole leads to the large entrance hall, from the hallway there is a door to a walk-in storage cupboard/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 lounge, bedroom and bathroom.

Lounge

The spacious lounge has ample space for dining, and the benefit of a Juliet balcony. There is an electric fire with surround which acts as an attractive focal point, raised electric sockets, ceiling lights, TV and telephone points. Partially glazed doors lead onto a separate kitchen.

Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and electrically operated window above. Eye level oven, ceramic hob, cooker hood, integral fridge freezer and under pelmet lighting.

Bedroom

Double bedroom benefiting from a walk in wardrobe housing shelving and hanging rails. There are raised electric sockets, ceiling lights, TV and telephone points.

Bathroom

Fully tiled wet room with electric shower, hand rail and curtain rail, WC, vanity unit with wash basin, mirror and mirrored storage cabinet. Shaving point, electric heater, extractor fan and slip resistant flooring.

Service Charge

- Buildings insurance
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Cleaning of external apartment windows and communal windows
- Repair and maintenance to interior and exterior communal areas
- Upkeep of gardens and grounds
- Contingency fund including internal and external redecoration of communal areas.

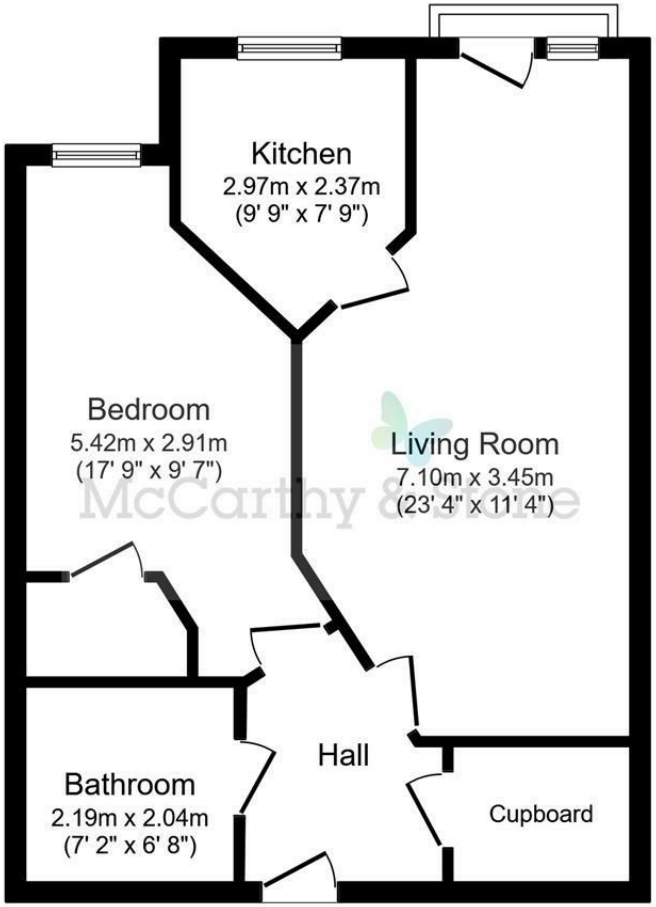
One hour of domestic support per week is included in the service charge at Thackrah Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.
To find out more about service charges, please contact your Property Consultant or the Estate Manager.

Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

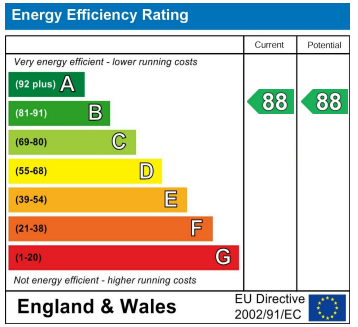
Leasehold

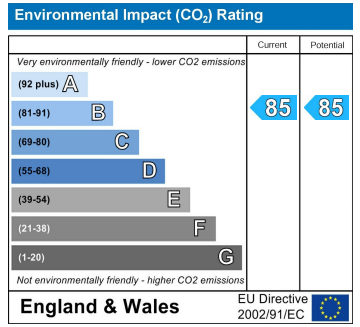
125 years from 2015



Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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.

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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