PRICE REDUCTION

McCarthy & Stone
RESALES

30 Devonshire Grange Devonshire Avenue, Leeds, LS8 1AN
Asking price £235,000 LEASEHOLD

For further details
please call 0345 556 4104

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MOTIVATED SELLER PRICED TO SELL QUICKLY**CAR PARK SPACE INCLUDED** A well presented ONE BEDROOM APARTMENT with a SOUTH FACING JULIET BALCONY, situated on the first floor of a MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. On your doorstep is Roundhay with an excellent selection of bars, restaurants, pubs and independent shops.

The Development

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.

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 spy hole leads to the 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 24-hour Tunstall emergency pull cord are located in the hall. Doors lead to the lounge, bedroom and bathroom.

Lounge

A spacious lounge with the benefit of a south facing Juliet balcony. There is ample space for a dining table and chairs. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads to the kitchen.

Kitchen

A modern fitted kitchen with a range of attractive high gloss low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven and microwave, ceramic hob with extractor hood and fitted integrated fridge freezer. Under pelmet lighting.

Bedroom

Double bedroom with door to walk in wardrobe housing shelving and hanging rails. Ceiling lights, TV phone point, fitted carpets and raised electric power sockets.

Bathroom

Partially tiled and fitted with modern suite comprising of a bath with shower over, glass screen and grab rails, low level WC, vanity unit with inset sink and mirror above, heated towel rail and emergency pull cord.

Car Parking

This apartment comes with an allocated parking space.

Service Charge

- 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.

Lease Information

Lease Length: 999 years from 1st January 2017
Ground rent: £425 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.

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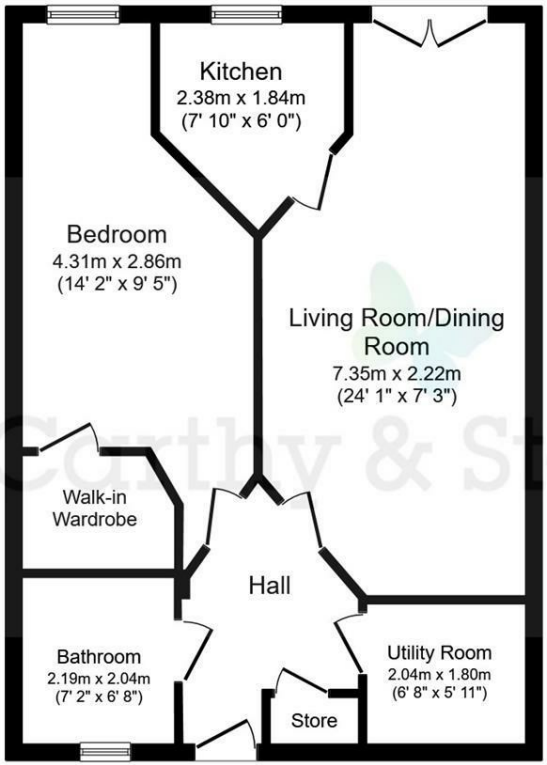

Floor Plan

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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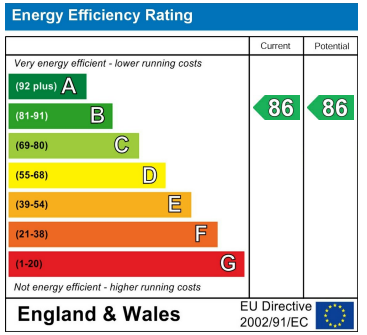

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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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