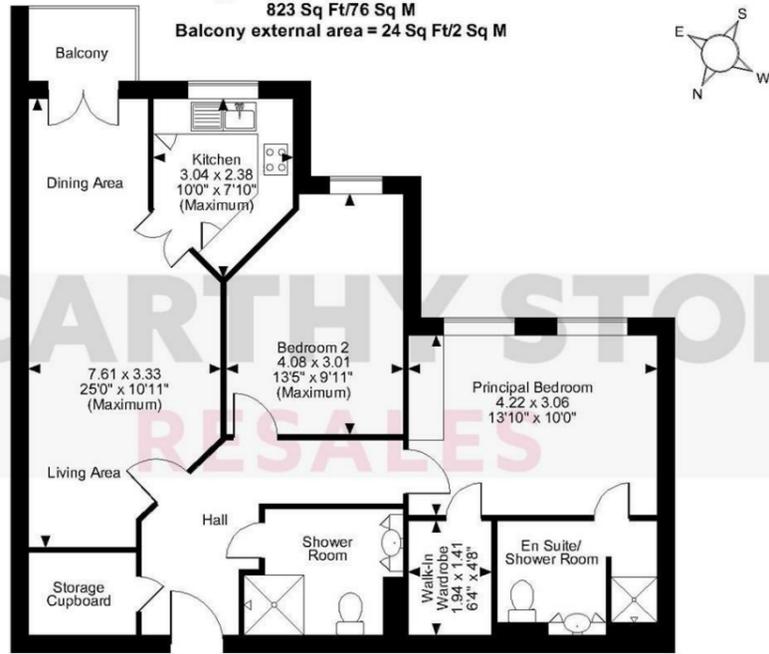


Thackrah Court, Squirrel Way, Leeds
 Approximate Gross Internal Area
 823 Sq Ft/76 Sq M
 Balcony external area = 24 Sq Ft/2 Sq M



First 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	86	86
(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.

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McCARTHY STONE
RESALES

43 THACKRAH COURT,
1 SQUIRREL WAY, LEEDS, LS17 8FQ



A BEAUTIFULLY UPGRADED, SOUTH FACING, TWO BEDROOM, FIRST FLOOR APARTMENT OFFERING GOOD STORAGE PLUS A BALCONY WITH VIEWS OVER THE STUNNING LANDSCAPED GARDENS.

ASKING PRICE £299,950 LEASEHOLD

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THACKRAH COURT, SQUIRREL WAY, SHADWELL, LEEDS

2 BED | £299,950

THACKRAH COURT

Built by McCarthy Stone, Thackrah Court is an upscale, assisted living development for the over 70's.

The development consists of 60 one and two-bedroom apartments with design features that make day-to-day living easier. This includes kitchens with raised level ovens to minimise bending, walk-in showers, simple lever taps, slip resistant flooring and grab rails.

As well as enjoying the privacy of your own apartment, you can call into the homeowners' lounges if you feel like company - these are lovely places to meet up with friends or join in the activities. The lounges are also the perfect spaces to invite friends and family over for special celebrations or informal get togethers.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners plus friends and family; and 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.

Thackrah Court offers a guest suite for visitors who wish to stay (charges apply).

LOCAL AREA

Thackrah Court is situated on Shadwell Lane close to Shadwell village. And there are three golf courses slightly further afield (Brandon, Moor Allerton, Scarcroft).

Within a mile of the development is Moortown, which benefits from plenty of amenities, including cafes, a medical centre, banks, newsagent, bakers, pharmacist and even a Marks & Spencers Food Hall.

SAFETY AND SECURITY FEATURES

- Illuminated light switches
- Smoke detector

- Security entry system
- Emergency pull-cord system
- Raised power-points, TV and telephone sockets

ENTRANCE HALL

The entrance hall offers an ample walk-in storage room; great for luggage etc; it also doubles as an airing cupboard. The flooring has been upgraded to a wood laminate flooring which leads into the lounge.

LOUNGE

A beautifully upgraded and presented living room with wood laminate flooring and a wall mounted electric fireplace which creates an attractive focal point to the room. This bright and airy south facing living room has ample space for dining and benefits from French doors leading onto a balcony which enjoys views over the beautifully maintained gardens.

KITCHEN

A fitted kitchen with a tiled floor, wood effect cupboards/drawers, tiled splash backs and under-counter lighting. A functional electrically operated window enjoys views over the gardens.

Appliances: raised level oven, ceramic hob, cooker hood, integrated fridge-freezer and dishwasher.

BEDROOM ONE

A stylishly re-decorated master bedroom suite with wooden shutters on both windows which overlook the gardens. This room also benefits from an ample walk-in wardrobe.

EN-SUITE

A fully tiled shower room comprising: shower with glass screen, adjustable showerhead and hand rail, WC, vanity unit with wash basin. Medicine cabinet, storage tower, electric heater, extractor fan and slip resistant flooring.

BEDROOM TWO

Bedroom two offers great storage, plus wooden shutters to the window which overlooks the gardens.

The room is a good size double bedroom that could also be used as a dining room or study.

SHOWER ROOM

Fully tiled wet room with anti-slip flooring throughout, comprising: WC, level access shower with adjustable showerhead, hand rail and shower curtain. Vanity unit with wash basin and mirror with shaving light above. Electric heater and extractor fan.

SERVICE CHARGE COVERS:

- Estate Management
- One hour of domestic support per week
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment exterior window cleaning
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund inc. internal/external decoration of communal areas
- Buildings insurance
- Intruder alarm system
- CQC registered care staff on-site 24-hours a day
- Bespoke personal care and support is available. This can be from as little as 15 minutes per session.

The Service charge does not cover Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

CAR PARKING PERMIT SCHEME

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.

LEASEHOLD

Lease Length: 125 years from 2015

Ground rent: £510 per annum

Managed by: Your Life Management Services

OPTION

The apartment can be sold fully furnished under separate negotiation

